



**D'arcy Road, Selby YO8 8BS**

## Welcome to

## D'arcy Road, Selby

Set in the charming town of Selby, this delightful three-bedroom terraced property offers a harmonious blend of comfort and practicality.



**Entrance Porch**

Entrance door to the side, window to the front and tiled flooring.

**Lounge**

17' 9" into recess x 12' 3" ( 5.41m into recess x 3.73m )  
Window to the front, fire place and two radiators.

**Kitchen/ Diner**

17' 11" x 9' 9" ( 5.46m x 2.97m )  
Fitted kitchen with a range of wall and base units, work surfaces, oven, gas hob, cooker hood, sink drainer, integrated fridge freezer, integrated dishwasher, plumbing for an automatic washing machine, pantry cupboard, radiator, spotlights, window to the rear and stairs to the first floor.

**Landing**

Access to partially boarded loft.

**Bedroom 1**

13' into access x 12' ( 3.96m into access x 3.66m )  
Window to the front, fitted wardrobes and a radiator.

**Bedroom 2**

10' 6" plus access x 8' 9" ( 3.20m plus access x 2.67m )  
Window to the rear, built in storage and a radiator.

**Bedroom 3**

8' 10" x 7' 6" ( 2.69m x 2.29m )  
Window to the front and a radiator.

**Bathroom**

Bathroom with bath, shower over, low level W/C, wash hand basin, towel style radiator, extractor fan, fully tiled and window to the rear.

**Front Garden**

Well-presented lawned front garden with wall to the front and gates.

**Rear Garden**

Enclosed low maintenance paved rear garden that can be used for parking via the double gates, shed, fence to the rear and surround.



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## Welcome to

### D'arcy Road, Selby

- First Time Buyer Opportunity
- 3 Bedrooms
- Kitchen/Diner
- Well Presented Gardens
- Close to Amenities

Tenure: Freehold EPC Rating: C

offers over

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SEL107980 - 0003

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