



Heather Close, SelbyYO8 9XP

welcome to

Heather Close, Selby

William H Brown are excited to bring to the market this three bedroom detached house in the sought-after location of Selby, North Yorkshire.



This beautifully presented detached home offers an ideal blend of modern living and comfortable space. Upon entering, you're welcomed into an welcoming entrance hall followed to an open-plan kitchen and living area, complete with a fully fitted kitchen featuring sleek wall and base units, elegant French doors leading to a spacious garden room. The garden room provides an excellent additional living area.

Upstairs, the property boasts three generously sized double bedrooms. The master bedroom is a true retreat, complete with a stylish en-suite bathroom.

Externally, the home benefits from a low-maintenance rear garden, offering a peaceful outdoor space to enjoy, while the front of the property features a private driveway, providing ample parking. This home perfectly combines contemporary living with functional design, making it an excellent choice for families or professionals alike.

Entrance Hall

Lounge

15' 1" x 9' 6" (4.60m x 2.90m)

Dining Room

15' 2" x 6' 9" (4.62m x 2.06m)

Kitchen

20' 3" x 7' 5" (6.17m x 2.26m)

Garden Room

18' 3" x 9' 1" (5.56m x 2.77m)

Landing

First Bedroom

14' 11" x 6' 9" (4.55m x 2.06m)

En-Suite

Second Bedroom

10' 2" x 9' 7" (3.10m x 2.92m)

Third Bedroom

13' 1" x 7' 10" (3.99m x 2.39m)

Bathroom

Rear Garden

Parking



view this property online williamhbrown.co.uk/Property/SEL108173



welcome to Heather Close

- Detached House
- Three Double Bedrooms
- Utility Room
- Garden Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers over
£265,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL108173



Property Ref:
SEL108173 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk