

The Plantation, SelbyYO8 8FY



welcome to

The Plantation, Selby

The Plantation, Selby – A Versatile Family Home with Exceptional Features.





Discover The Plantation, a charming and spacious home designed for comfortable living, located in the heart of Selby. This property offers an ideal blend of practical features and stylish details, making it perfect for modern family life.

The entrance hall welcomes you with elegant tiled flooring, a composite front door, and stairs leading to the first floor. The ground floor features a downstairs toilet with coordinating tiled flooring for added convenience.

The lounge boasts cozy carpeting and an inviting electric fire, while the dining room provides a comfortable space for entertaining. The reception room opens onto the conservatory via French doors, creating a seamless connection to the outdoors.

The well-appointed kitchen is complete with modern spotlights, ample wall and base units, a double cooker, hob, extractor fan, and a sink/drainer. Adjoining the kitchen, the utility room adds functionality to the home.

Upstairs, you'll find four generously sized double bedrooms, each with soft carpeting, and a fifth single bedroom featuring laminate flooring, offering flexibility for various uses.

Entrance Hall

Cloakroom

Downstairs Wc

Lounge

23' 3" x 12' 6" (7.09m x 3.81m)

Dining Room

12' 6" x 8' 6" (3.81m x 2.59m)

Reception Room Three

10' 9" x 10' 5" (3.28m x 3.17m)

Kitchen

14' 6" into recess x 12' 6" (4.42m into recess x 3.81m)

Utility Room

5' 9" x 5' 5" (1.75m x 1.65m)

Conservatory

11' x 8' (3.35m x 2.44m)

Landing

Bedroom One

13' 11" x 12' 6" +recess (4.24m x 3.81m +recess)

En-Suite

Bedroom Two

12' 2" x 12' 6" (3.71m x 3.81m)

Bedroom Three

12' 11" x 10' 9" (3.94m x 3.28m)

Bedroom Four

10' 9" x 9' 10" (3.28m x 3.00m)

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The Plantation

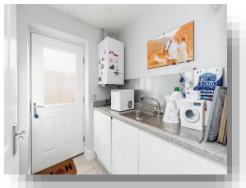
- Detached House
- Five Bedrooms
- Double Garage
- Conservatory
- Four Camera CCTV System

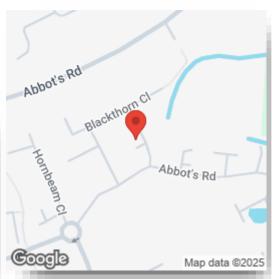
Tenure: Freehold EPC Rating: C

£475,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SEL108371 - 0005 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.

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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.





01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk