



**Lilac Lodge Larch Road, Selby YO8 8RJ**



***welcome to***  
**Lilac Lodge Larch Road, Selby**

Modern second-floor flat with Juliet balcony, open-plan living, integrated kitchen, and allocated parking. Great location—ideal for first-time buyers



Located in the sought-after Staynor Hall development, this well-presented one-bedroom apartment offers modern living in a fantastic location, just minutes from the heart of Selby. Step into a welcoming entrance hall with soft carpet underfoot and a handy storage cupboard for everyday essentials. The open-plan kitchen/lounge is thoughtfully designed with a mix of carpet and easy-clean lino flooring, creating distinct zones for relaxing and dining. A Juliet balcony to the rear invites natural light and fresh air, while the kitchen is fully equipped with wall and base units, an integrated oven, gas hob, extractor fan, and a stainless steel sink and drainer. The bedroom comfortably accommodates a double bed and features carpet flooring, a rear-facing window, and a radiator for year-round comfort. The bathroom is fitted with a full-size bath and overhead shower, wash hand basin, W/C, radiator, extractor fan, and practical lino flooring. Additional benefits include one allocated parking space and excellent transport links nearby. Whether you're stepping onto the property ladder or seeking a smart buy-to-let investment, this apartment offers unbeatable value in a thriving community.

**Entrance Hall**

**Kitchen/Lounge**

**Bedroom**

**Bathroom**

**Parking**



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**welcome to**

## **Lilac Lodge, Larch Road**

- Second Floor Apartment.
- Open Plan Living.
- Juliet Balcony With Field Views.
- Double Bedroom.
- Allocated Parking Space.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SEL108622 - 0010

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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.



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