



# 239 Abbots Road

Selby  
YO8 8BA

Offers in the region of £150,000

3 Bed House - Semi-Detached



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTIONS
- SHOWER ROOM
- GAS HEATING
- IN NEED OF MODERNISATION
- CLOSE TO RETAIL PARK AND TOWN CENTRE
- NO ONWARD CHAIN

 Elmhirst  
Parker  
Estate Agents & Solicitors



This property boasts 2 reception rooms, 3 bedrooms, and a shower room, offering ample space for comfortable living. With 988 sq ft of living area, there's plenty of room for you and your family to spread out and make memories. Although some modernisation is required, this presents a fantastic opportunity to put your own stamp on the property and create a space that truly reflects your style and preferences. Conveniently located close to the town centre and a retail park, you'll have easy access to a variety of amenities, shops, and entertainment options. No onward chain.

Entrance door into rear lobby and side entrance door into:-

#### Entrance Hall

With stairs off to the first floor. Having a window to the front elevation and an understairs storage cupboard.

#### Living Room

3.68m x 3.68m (12'1" x 12'1")

Having a window to the front elevation and a radiator.

#### Dining Room

3.65m x 3.68m (12'0" x 12'1")

Having a window to the rear elevation and a radiator. Built in storage cupboard.

#### Kitchen

3.15m x 1.81m (10'4" x 5'11")

Having some basic units and a sink. With a window to the side elevation. Door into the rear lobby which contains a wc and two outhouses.

#### Landing

With doors off and a window to the side elevation.

#### Bedroom 1

4.28m x 3.1m (14'0" x 10'2")

Having a window to the front elevation and a radiator.

#### Bedroom 2

3.33m x 3.05m (10'11" x 10'0")

Having a window to the rear elevation and a radiator.

#### Bedroom 3

3.31m x 2.38m (10'10" x 7'9")

Having a window to the front elevation and a radiator.

#### Shower Room

Being fully tiled and having a white suite comprising corner shower cubicle, wash hand basin and wc. With a window to the rear elevation.

#### Outside

To the front is a small lawned area with a driveway to the side providing off road parking. The rear is also laid to lawn with a concrete seating area and path.

#### Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Sewerage

Mobile 4G - limited with Vodafone

Broadband - FTTP (Ultra fast)

#### Note

Please note that the sale of this property is subject to a grant of probate.



Total area: approx. 91.8 sq. metres (987.7 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current      | Potential |
|---|--|--------------|-----------|
| Very energy efficient - lower running costs |  |              |           |
| (92 plus) A                                 |  |              |           |
| (81-91) B                                   |  |              | 82        |
| (69-80) C                                   |  | 61           |           |
| (55-68) D                                   |  |              |           |
| (39-54) E                                   |  |              |           |
| (21-38) F                                   |  |              |           |
| (1-20) G                                    |  |              |           |
| Not energy efficient - higher running costs |  |              |           |
| England & Wales                             |  | EU Directive |           |
|   |  | 2002/91/EC   |           |

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