



**Abbots Road, Selby, YO8 8AU**

In Excess of **£200,000**





- Three Bedroomed Semi Detached House
- 71 M2 / 764 Sq. Ft.
- North Facing Rear Garden
- Mains Water Supply. Mains Sewage.
- Mains Gas Central Heating. Mains Electricity.
- Broadband: FTTC. Mobile: 4G
- Brick Built Construction
- FREEHOLD
- Council Tax Band 'A'
- EPC Rating 'C' (69)



A smartly appointed, three bedroomed, semi detached house with ample parking and generous rear garden.

Step inside the hallway of crisply decorated three-bedroom semi-detached house. The stairs offers new grey carpets and Oak handrail, which matches the newly fitted Oak doors.

The lounge offers thick cream carpets underfoot, with pretty front window and space to seat the whole family. A door leads through into the dining kitchen.

The dining kitchen hosts a range of wall and floor units with black worktops and Breakfasting Island. Cooking facilities include an Electric oven with hob and cooker hood over. A stainless steel sink sits beneath the rear window, overlooking the garden. Integrated fridge and freezer. Space for a washing machine. In the dining area is a rear glass access door and side window. The understairs cupboard offers space for a tumble-drier and space to hand coats and shoes etc.

Upstairs, three well-proportioned bedrooms await, each thoughtfully arranged to maximise natural light and provide restful retreats at the end of the day. The principal bedroom offers ample room for a king-sized bed and wardrobe, while the two additional bedrooms provide flexibility for a nursery, home office, or guest space.

The family bathroom is crisply finished, with contemporary fittings and a soothing ambience that makes morning routines a pleasure and evening soaks a delight. It comprises of a P shaped bath with shower over, vanity wash hand basin and close-coupled w.c. sat within modern bathroom furniture.

Outside to the front is a low-maintenance forecourt with space to park several vehicles. To the rear is a lawned garden with Children's play area at the bottom and a covered decked patio area by the house, so that no-matter the weather you can watch the kids playing. There are also a couple of outbuildings.

## Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

### **We advise all prospective purchasers to:**

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

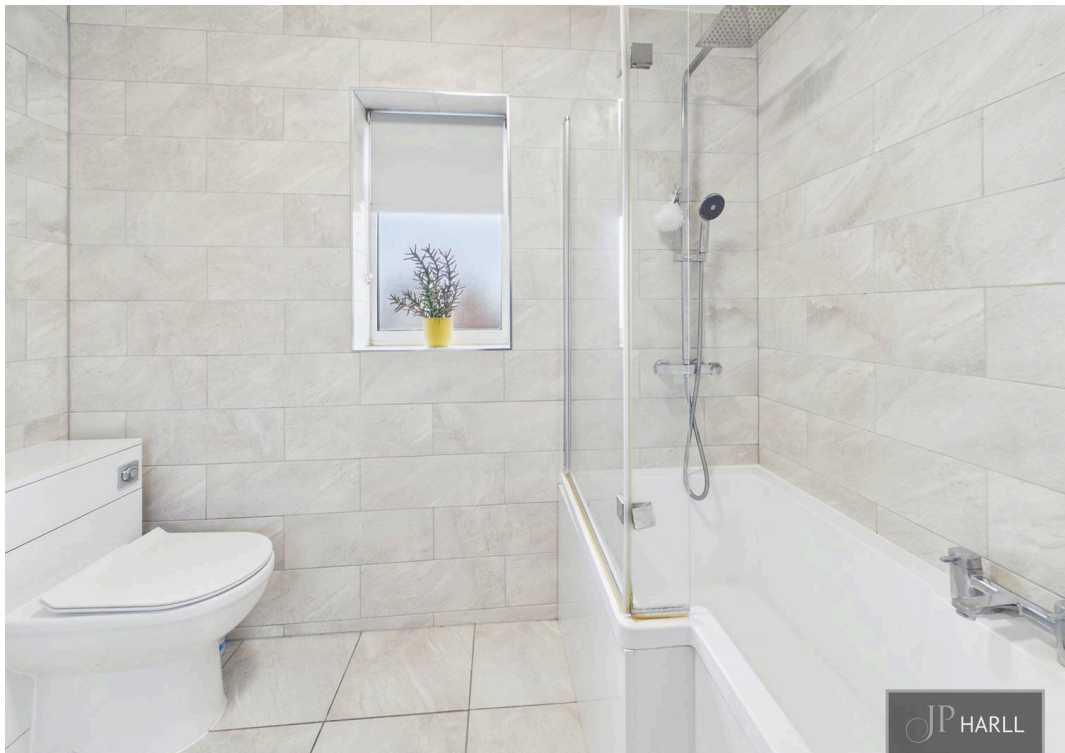
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have in-house, whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor

**Approximate total area<sup>(1)</sup>**

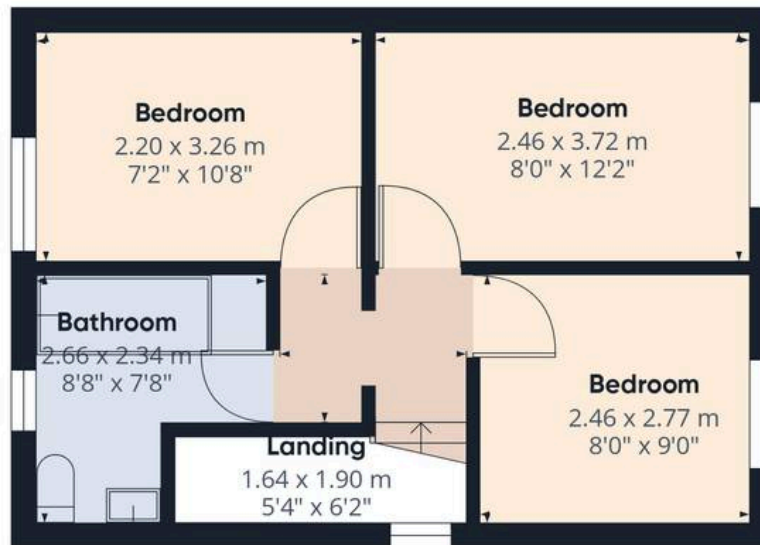
67.7 m<sup>2</sup>

729 ft<sup>2</sup>

**Balconies and terraces**

10.6 m<sup>2</sup>

114 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**JP Harll**

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

