



**Volta Street, Selby, YO8 8DE**

In Excess of **£170,000**





- Two Bed Mid-Terraced House
- West Facing Rear Garden
- 71 Sq. M/ 765 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity.
- Mains Water. Mains Drainage.
- FREEHOLD
- Brick Built Construction
- EPC Rating 'D' (66)
- Council Tax Band 'A'



Step into a home where comfort settles in with a quiet confidence, and light lingers long into the evening. This beautifully presented, two bedroom mid-terraced house unfolds across a generous 71 square metres (765 square feet), its brick-built charm offering a warm welcome from the very first moment.

Inside, each space is thoughtfully curated for modern living, with a sense of flow that invites you to linger and explore. The dining room boasts regal charm with its high ceilings and Bay window. The living room beckons with its inviting proportions, perfect for curling up after a busy day or gathering with friends.

The extended kitchen, is designed with culinary comforts in mind, and is a canvas for home-cooked feasts, boasting ample storage and workspace to inspire your inner chef. Integrated appliances include: fridge/freezer, dishwasher, washing machine and tumble drier. Cooking facilities include Electric oven, microwave oven and Induction hob with cooker hood over. We particularly love the Velux roof window.

Upstairs, two well-proportioned bedrooms await, each promising restful nights and lazy weekend mornings, with soft light filtering through to gently wake you. The shower room is a sanctuary for refreshment, offering a tranquil retreat at the end of a busy day.

Outside to the front is a low maintenance forecourt. To the rear is a charming courtyard, with raised borders and generous patio area. At the bottom of the garden is a generous shed, beyond the shed is a space to store your bins. A rear gate opens out onto the public lane behind.

Whether you are taking your first step onto the property ladder or seeking a space to grow into, this home is ready to be the backdrop to your next chapter - an inviting canvas where new memories are waiting to be made.

**Important Information**

- The boiler was last serviced 3/6/2025
- The kitchen extension was built in June 2015.
- Windows replaced in 2017
- Roof replaced in 2022.
- All certificates are available through the solicitors.

**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.

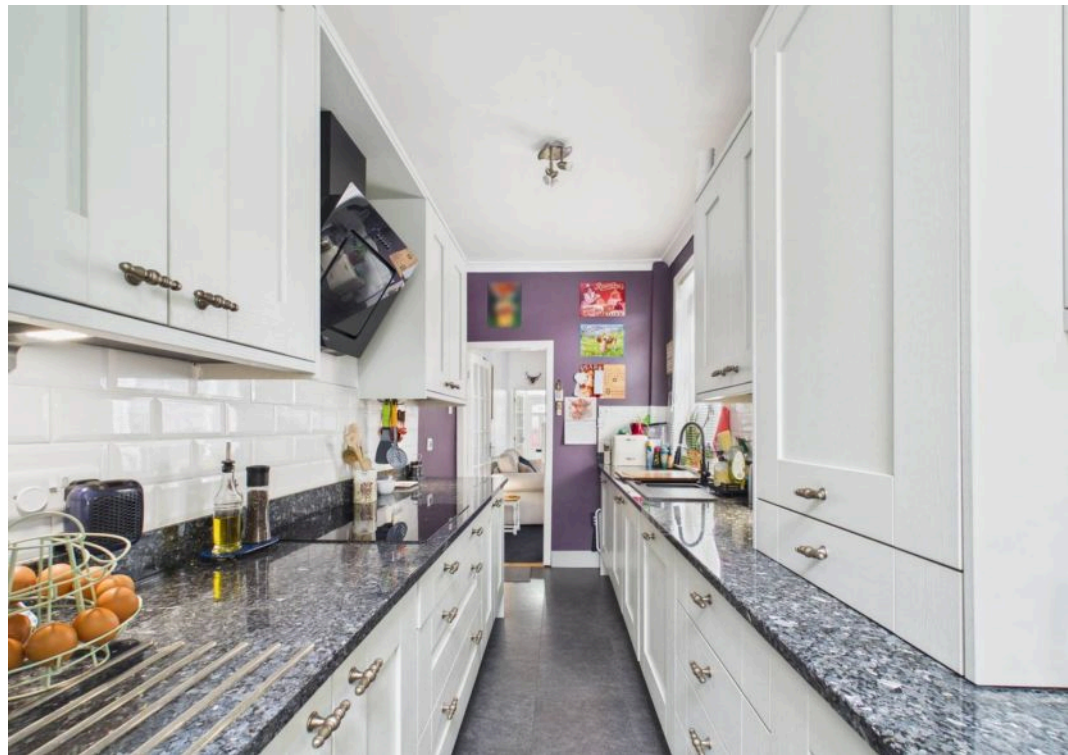
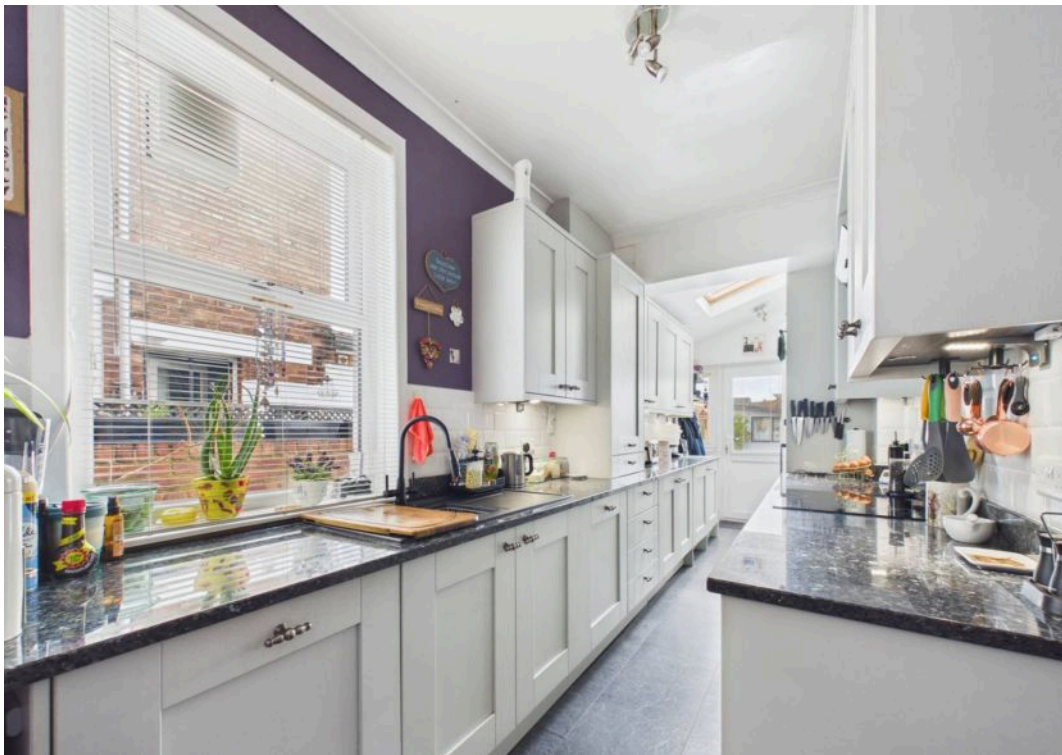
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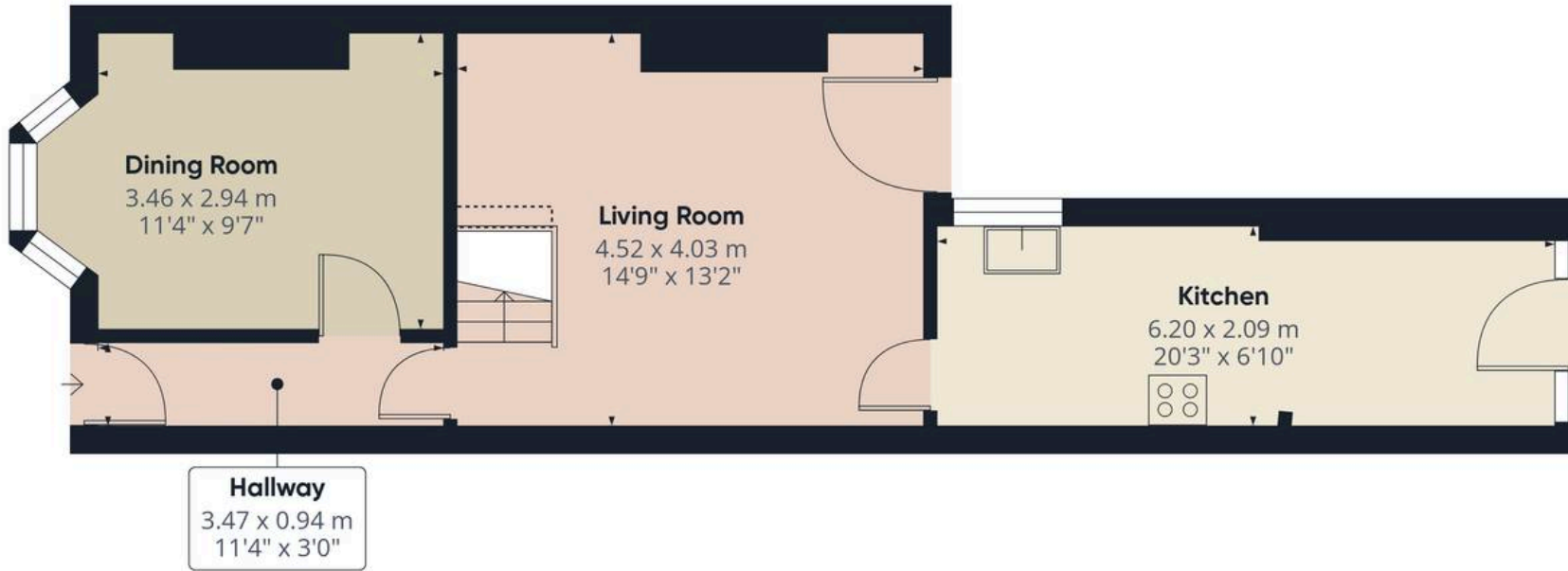
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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

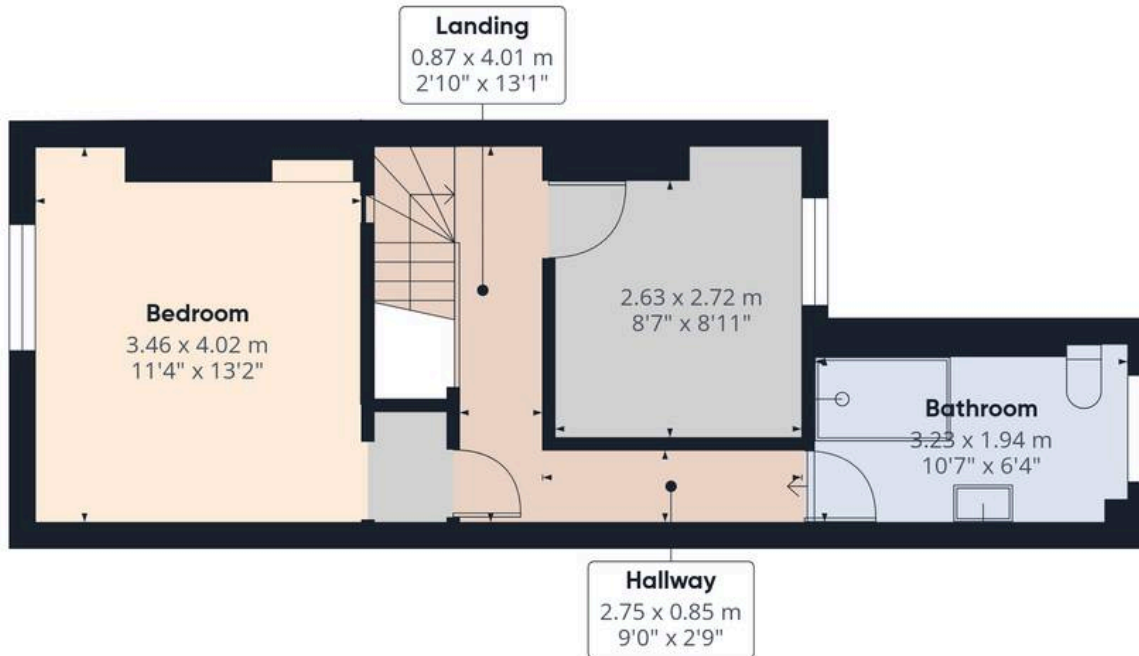








Ground Floor



Floor 1



<b>Approximate total area<sup>(1)</sup></b>
78.3 m <sup>2</sup>
843 ft <sup>2</sup>
<b>Reduced headroom</b>
0.2 m <sup>2</sup>
2 ft <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

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



**JP Harll**

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