



John Street, Selby, YO8 5AJ

In Excess of £175,000

JP HARLL



- Three Bed Mid-Terraced House
- South West Facing Rear Garden
- 78 Sq. M./ 841 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage.
- Broadband: FTTC. Mobile 4G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D' (59)
- Council Tax Band 'A'



Tucked away on John Street with easy access to Selby Town lies this much loved, three bedroom mid-terraced house, boasting both comfort and convenience. Step inside and prepare to be impressed by the warm and welcoming atmosphere that permeates every corner of this well presented abode.

As you enter the property via the front door and into the entrance you turn right into the lounge with large window to the front elevation. Leading from the lounge there is a door leading through into the spacious Kitchen/Diner. There is plenty of cupboard and work surface space. The oven and hob is built in and there are spaces for fridge/freezer. The dining area within the kitchen offers a space large enough to accommodate a dining table. The kitchen leads into a rear hallway with space for washing machine and door leading out into the garden.

The house bathroom is on the ground floor and comprises bath with shower over, sink and toilet.

Ascend the stairs to discover the three bedrooms, each offering a peaceful retreat for rest and relaxation. The neutral décor provides the perfect canvas for you to add your personal touch and make each room your own. And let's not forget the family bathroom, where you can unwind after a long day with a soothing soak in the tub or a shower.

Outside, to the rear is a South-west facing low maintenance garden offering the ideal spot for al fresco dining. Mainly laid to artificial lawn with patio areas.

Don't miss out on the opportunity to make this lovely house your forever home,

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



Floor 1



Approximate total area⁽¹⁾
78.1 m²
841 ft²

(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.

GIRAFFE360



JP Harll

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

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

