



Doncaster Road, Selby, YO8 9BU

Offers Over **£265,000**

JP HARLL



- Three Bedroomed Semi-Detached House
- East Facing Rear Garden and Double Garage
- 88 Sq. M/ 947 Sq. Ft.
- FREEHOLD
- Mains Gas Central Heating. Mains Electricity.
- Mains Water. Mains Drainage
- Brick Built Construction
- Broadband: FTTC. Mobile 5G
- EPC Rating 'E' (51)
- Council Tax Band 'C'



Rarely do these properties come up for sale and this three-bedroom semi-detached house with east facing rear garden and double garage.

Step into the hallway, with doors leading into the lounge, dining kitchen and stairs leading to the first floor accommodation.

The lounge offers space for the whole family, with attractive Bay window and fire place with attractive surround.

The kitchen hosts a wealth of wall and floor units. There are spaces for washing machine, fridge, freezer and cooker. The kitchen leads opens up into a dining space with doors leading out into the patio area of the rear garden.

As the day winds down, retreat to the bedrooms that promise a restful nights sleep. The Principal bedroom is situated at the front of the house, a lovely light space with built in wardrobes, the second bedroom is at the rear of the bedroom, also a double. The third double bedroom is also over looking the rear garden.

The family bathroom comprising of a wood panel bath with shower over, pedestal wash hand basin and close-coupled w.c.

To the front of the house is a gravelled front garden with wall and gate for privacy.

A gardener's dream, the rear garden has been the present owners pride and joy with nature in mind - the double garage can be accessed via a side door but vehicles would access down the side of next door.

This one will be popular so arrange a viewing asap.

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

104.2 m²

1121 ft²

(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/

