



Lilac Lodge Larch Road, SelbyYO8 8RJ

welcome to

Lilac Lodge Larch Road, Selby

Flat 10, Lilac Lodge, Larch Road, Selby, YO8 8RJ

We are acting in the sale of the above property and have received an offer of £72,000 on the above



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property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of

contracts takes place.

Located in the sought-after Staynor Hall development, this well-presented one-bedroom apartment offers modern living in a fantastic location, just minutes from the heart of Selby. Step into a welcoming entrance hall with soft carpet underfoot and a handy storage cupboard for everyday essentials. The open-plan kitchen/lounge is thoughtfully designed with a mix of carpet and easy-clean lino flooring, creating distinct zones for relaxing and dining. A Juliet balcony to the rear invites natural light and fresh air, while the kitchen is fully equipped with wall and base units, an integrated oven, gas hob, extractor fan, and a stainless steel sink and drainer. The bedroom comfortably accommodates a double bed and features carpet flooring, a rear-facing window, and a radiator for year-round comfort. The bathroom is fitted with a full-size bath and overhead shower, wash hand basin, W/C, radiator, extractor fan, and practical lino flooring. Additional benefits include one allocated parking space and excellent transport links nearby. Whether you're stepping onto the

Entrance Hall

Kitchen/Lounge

Bedroom

Bathroom

Parking

Public Notice



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Lilac Lodge, Larch Road

- Second Floor Apartment.
- Open Plan Living.
- Juliet Balcony With Field Views.
- Double Bedroom.
- Allocated Parking Space.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL108622 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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