



Carr Street, Selby, YO8 8AW

Offers in Region of **£140,000**





- Two Bed Terraced House
- East Facing Rear Garden
- Two Reception Rooms
- 77 Sq. M/ 829 Sq. Ft
- Mains Gas Central Heating. Mains Electricity
- Mains Water. Mains Sewerage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'C' (70)
- Council Tax Band 'A'



A well appointed, two bedroomed, terraced house with outbuildings and generous rear garden.

From the hallway, the lounge offers tall ceilings and bay window allowing plenty of natural light into this space. The separate dining room offers space to entertain and eat and is next to the kitchen for ease.

The kitchen hosts a range of wall and floor units with dark worktops. There is space for oven/hob and fridge/freezer and washing machine. The kitchen also has a door leading out into the rear garden.

Upstairs, two 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 additional bedrooms provide flexibility for a nursery, home office, or guest space.

The bathroom is partially tiled with black subway style tiles and comprises bath with shower over, sink and toilet.

Outside to the front is a low-maintenance forecourt. To the rear is a lawned garden mainly laid to lawn with patio area. There are also a couple of outbuildings which would be handy for storage.

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.

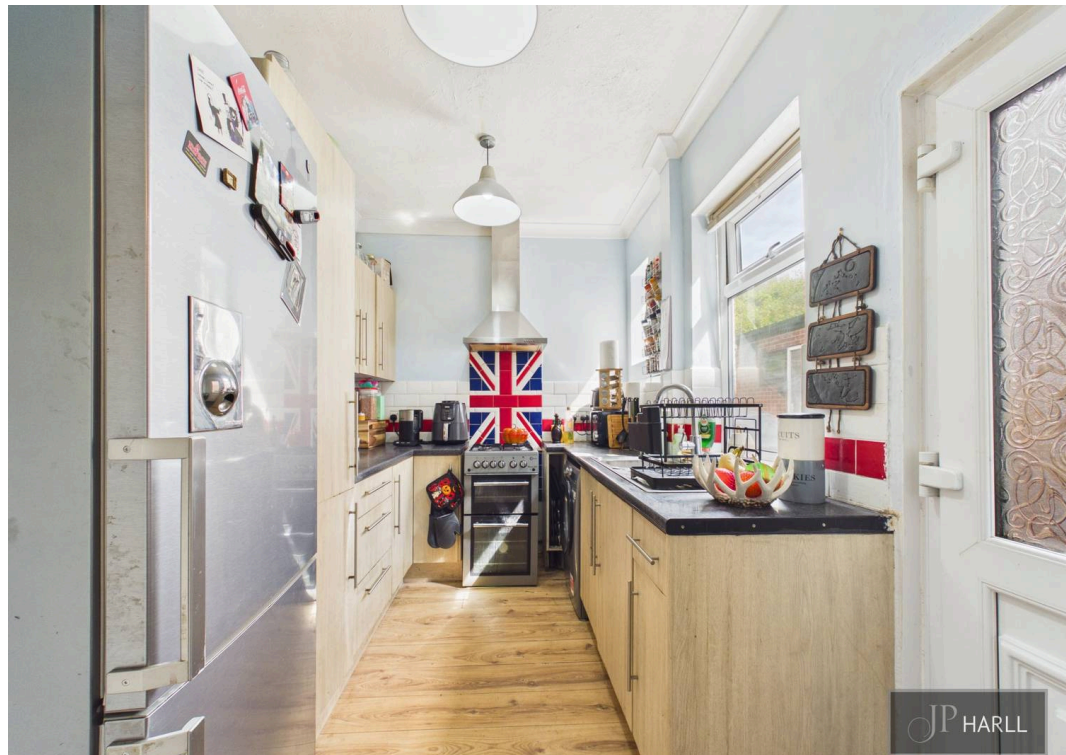
JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

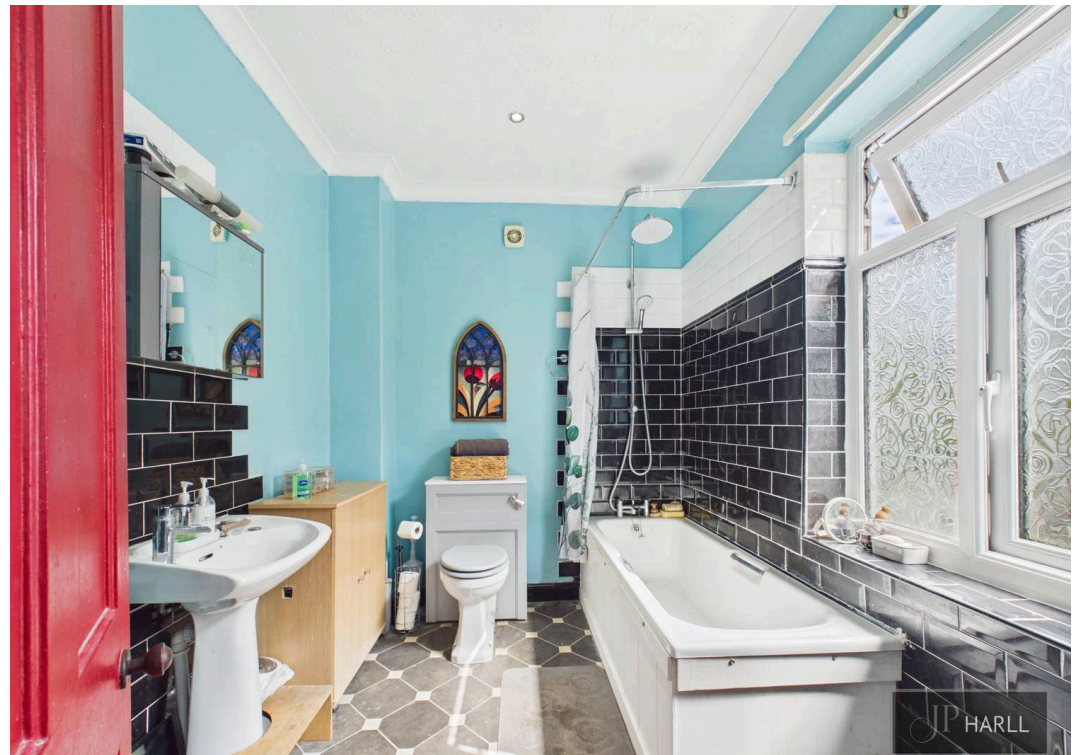
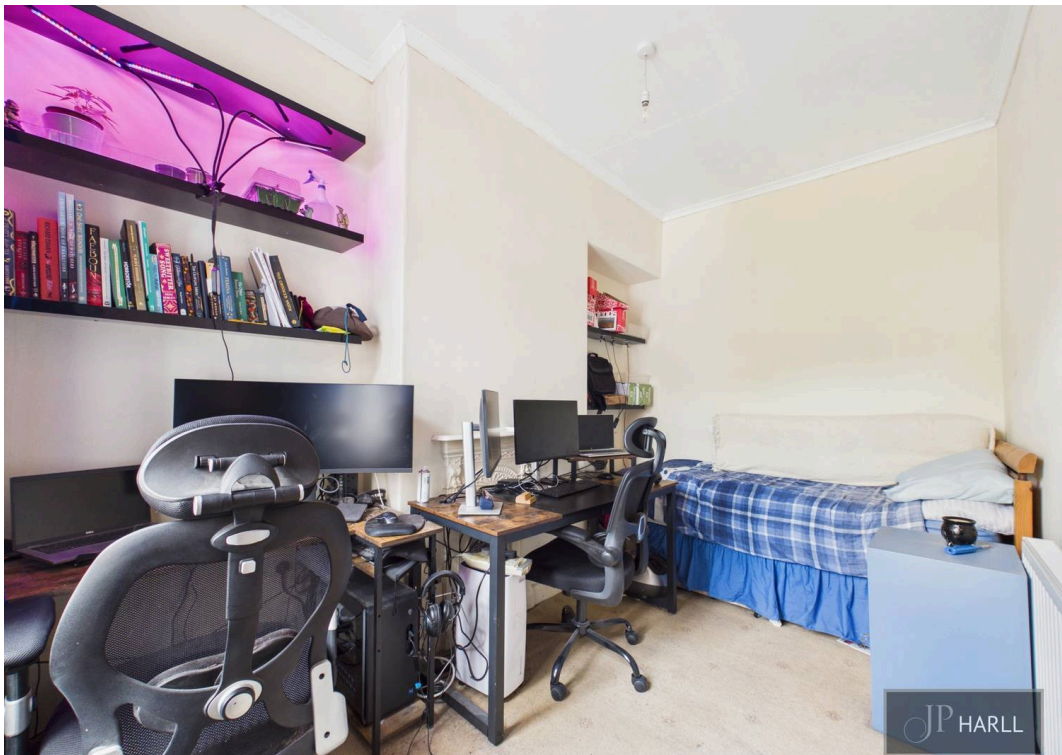
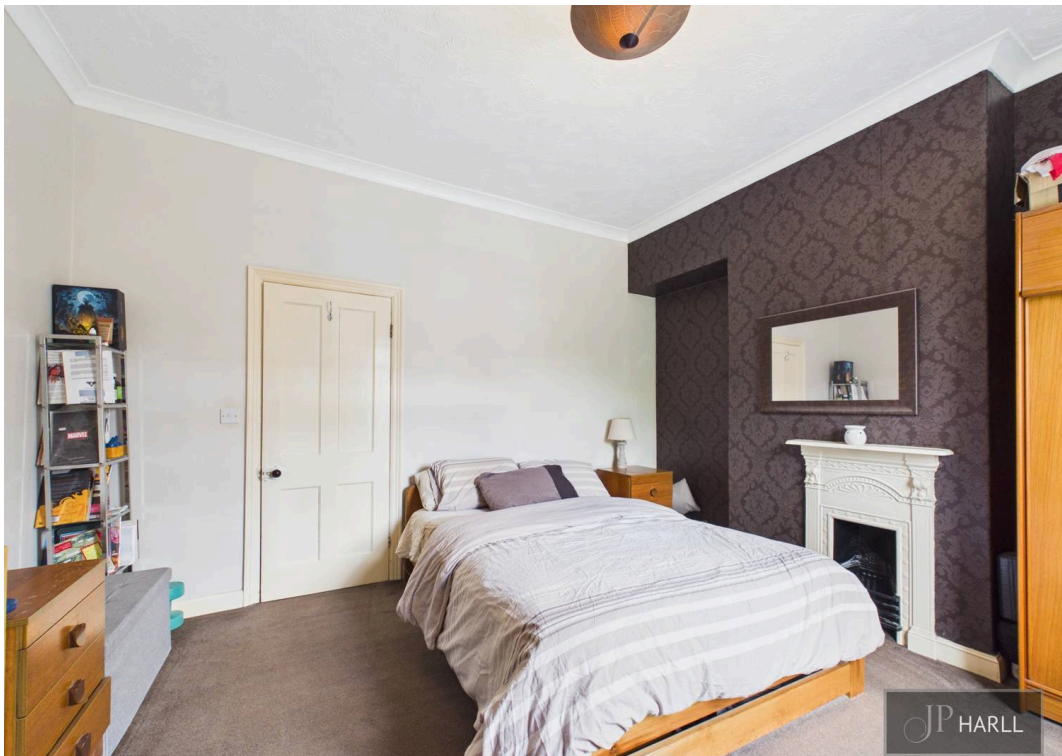
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

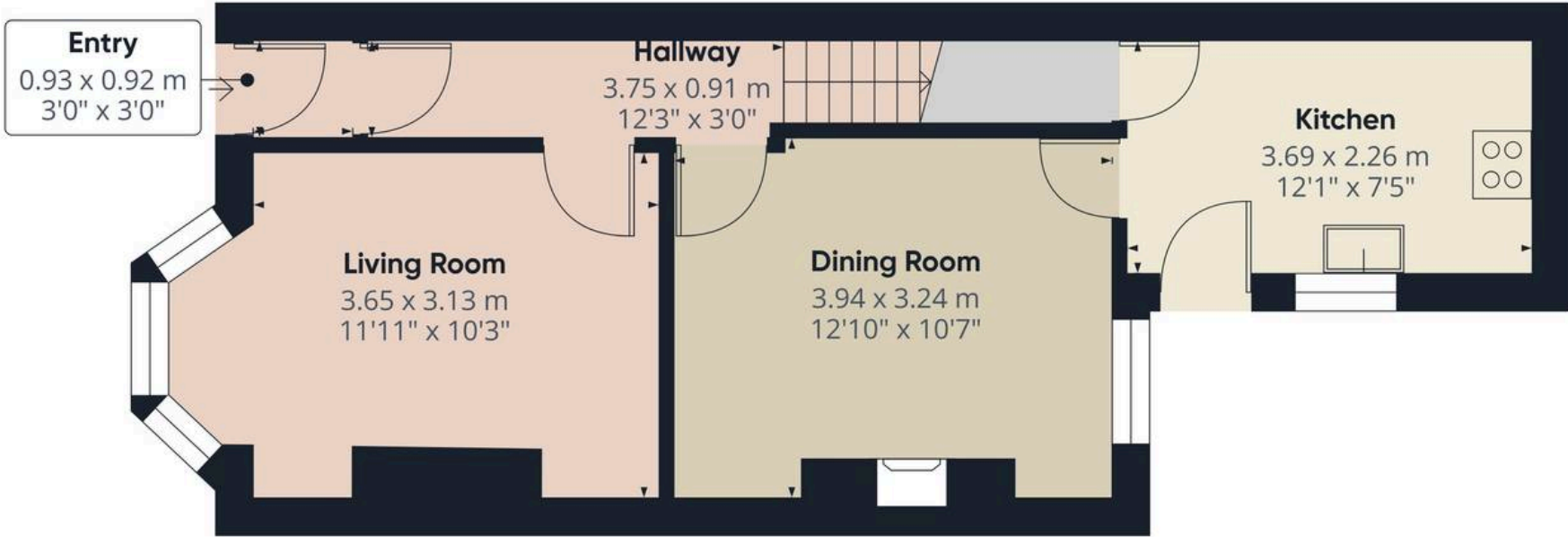
Should you require a mortgage to purchase a property, JP Harll have in-house, whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments 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⁽¹⁾

77.1 m²
829 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.

GIRAFFE360



Floor 1



JP Harll

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

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

