30 Abbots Road

Selby
YO8 8AU

Price £189,000

3 Bed House - Semi-Detached

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- BREAKFAST KITCHEN
- SOLAR PANELS
- GAS HEATING AND DOUBLE GLAZING
- EASY ACCESS TO THE THREE LAKES RETAIL PARK
- CLOSE TO BUS AND TRAIN STATIONS
- GARDENS TO FRONT AND REAR
- CONSERVATORY

Elmhirst Parker
ESTATE AGENTS

This delightful house offers a perfect blend of comfort and convenience. Its prime location places you just a stone's throw away from a local retail park, ensuring that shopping and leisure activities are easily accessible. Additionally, the property is close to bus and train stations making commuting a breeze for both work and leisure. The good-sized breakfast kitchen is ideal for family gatherings or casual dining. The property also features a lovely conservatory, which serves as a perfect spot to relax and unwind, basking in natural light while enjoying views of the garden. Whether you are a first-time buyer or looking to settle down in a welcoming community, this property is sure to meet your needs. Don't miss the opportunity to make this charming house your new home.

Composite entrance door with storm porch over leading into:-

Entrance Hall
With stairs off and door into:-

Living Room
3.27m x 3.94m (10'9" x 12'11")
Having a double glazed window to the front elevation and a radiator. Door into:-

Breakfast Kitchen
5.04m x 3.73m (16'6" x 12'2")
A good sized space having a a range of base and wall units. Work surfaces incorporating a stainless steel sink. Space for a gas range oven and a large fridge/freezer. Door into a useful storage cupboard. With a window to the side elevation and a door into the:-

Conservatory
2.91m x 2.91m (9'6" x 9'6")
Having french doors into the rear garden.

Landing
With doors off and a window to the side elevation.

Bedroom 1
3.73m x 2.57m (12'3" x 8'5")
Having a window to the rear elevation and a radiator.

Bedroom 2
3.01m x 2.20m (9'11" x 7'3")
Having a window to the front elevation and a radiator.

Bedroom 3
2.77m x 2.37m (9'1" x 7'9")
Having a window to the rear elevation and a radiator.

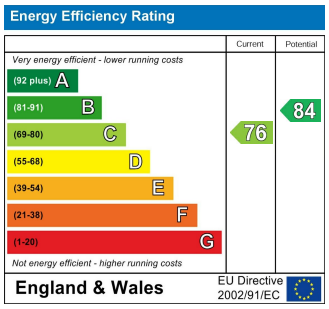
Bathroom
Having a white suite comprising panelled bath with shower over, wash hand basin and a wc. With a window to the front elevation.

Outside
the front of the property has gated access and a large block paved area providing ample off road parking. The rear garden is laid to lawn with a raised decking area, further paving and a pergola. Summer house with power to the rear.

Utilities
Mains Electric
Mains Gas
Mains Sewerage
Mobile 4G
Broadband FTTP (Ultrafast)

Total area: approx. 80.3 sq. metres (864.6 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.



T: 01757 293620
E: epproperty@elmhirst-parker.co.uk
W: epestateagents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT

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