



## Abbots Mews, Selby, YO8 8RS

In Excess of £250,000

JP HARLL



- Three Bedroomed Semi-Detached Town House
- Integral Garage with Power & Light
- North Facing Rear Garden
- Internet: FTTC Mobile: 4G
- Mains Water. Mains Drainage
- Mains Gas. Mains Electric
- Brick Built Construction
- Council Tax Band: C
- EPC Rating: TBC ( )



Presenting this beautifully presented three-bedroom semi-detached townhouse, recently decorated throughout to a high standard, offering a stylish and comfortable living environment suited to both families and professionals.

The accommodation is arranged over multiple floors, providing a practical layout with a welcoming entrance hall with doors leading to the ground floor cloaks/ w.c.c and spacious dining kitchen. The contemporary kitchen is well-appointed with ample storage, Electric oven with four ring Gas hob and space for a washing machine, dishwasher and American fridge freezer, making it perfect for home cooking and entertaining. A rear access door leads out onto the rear patio.

Upstairs the generous Lounge offers space for the whole family and is flooded with natural light from the square picture window which overlooks the rear garden. A feature media-wall sits center stage with modern Electric fire inset, with space for a large television and gadgets below.

Across the landing is the third bedroom, which is a generous 'double' however this room has been used as a play room and study previously, so your options here are endless.

On the top floor, two well-proportioned bedrooms offer flexibility for family use. The Principal bedroom boasts built in wardrobes and an ensuite shower room. The second bedroom also has fitted wardrobes and has the use of the family bathroom. The family bathroom is finished to a modern standard, complementing the overall fresh décor of the home.

Outside, to the front is a Tarmac parking space which leads up to the integral garage with power and light provides secure parking or additional storage, catering to a variety of needs. The front garden has been altered, creating a further hardstanding parking area.

To the rear is a low maintenance garden with generous Indian Stone patio with Pergula. This space is perfect for entertaining with friends and family, as it boasts power and lighting.

This inviting home combines practical features with contemporary style, making it an excellent choice for buyers seeking a move-in ready property in a well-established residential area. Viewings are highly recommended to fully appreciate the quality and flexibility this attractive townhouse has to offer.

Under Section 21 of The Estate Agents Act 1979, we would like to inform you that this property is owned by a relative of a member of JP Harll staff.

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Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

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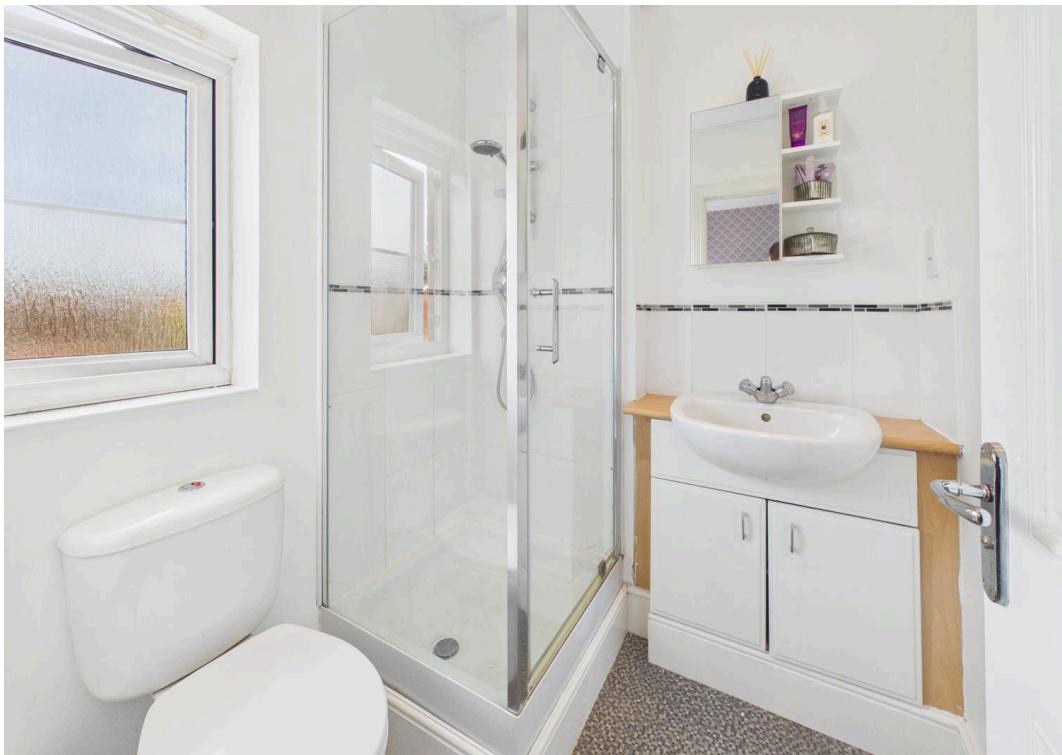
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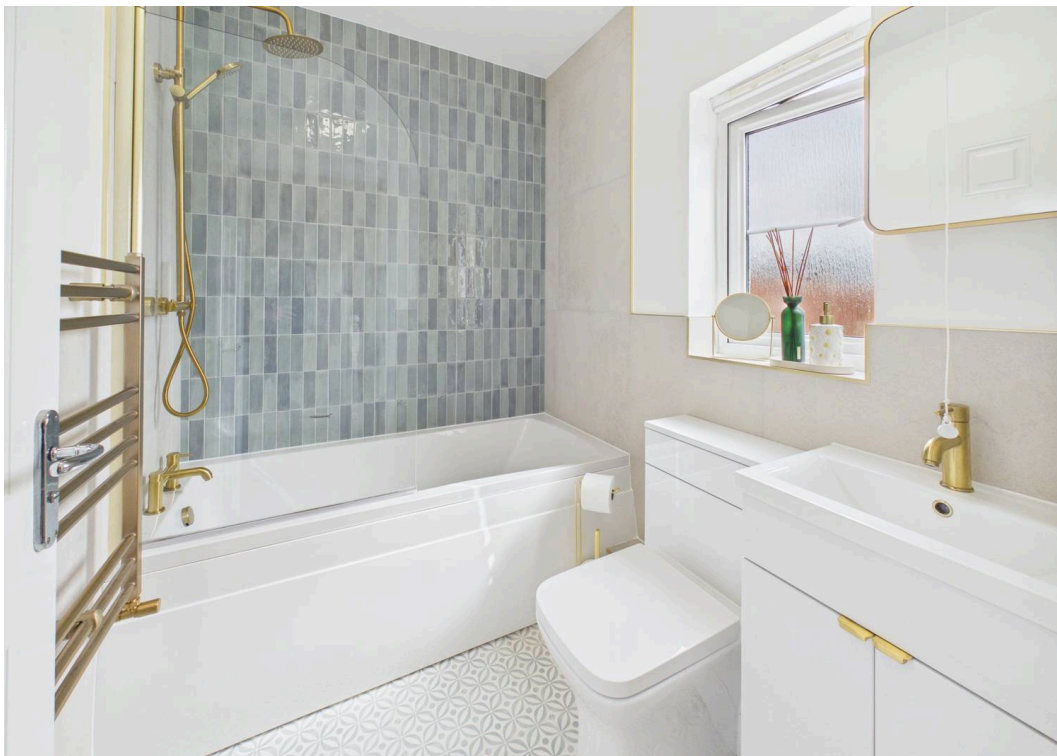
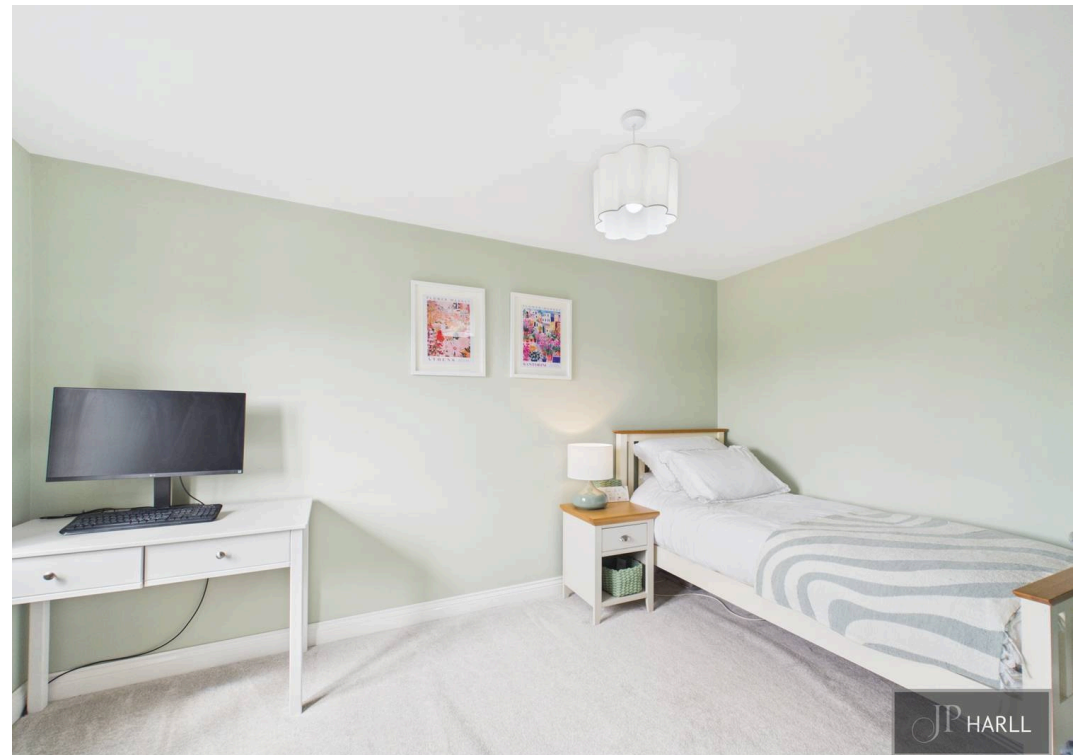
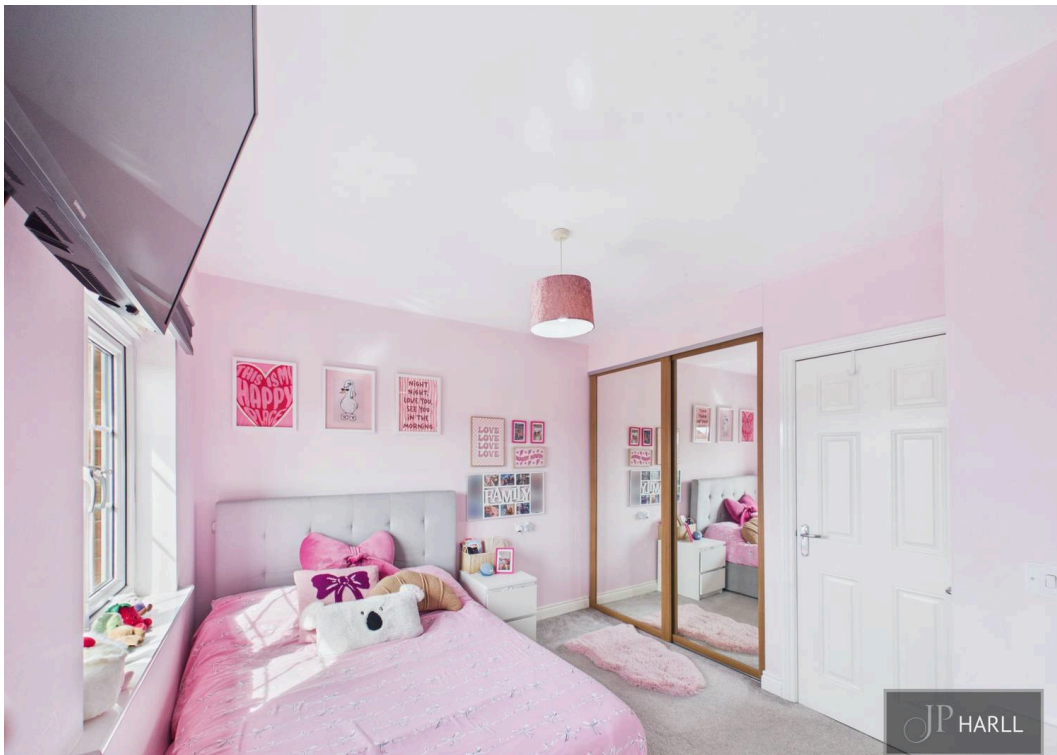
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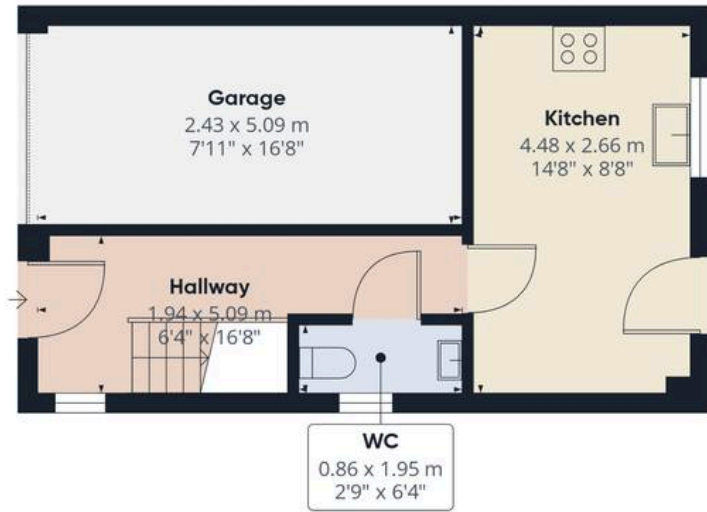
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Should you wish to arrange a viewing, please contact us on 01757 709955





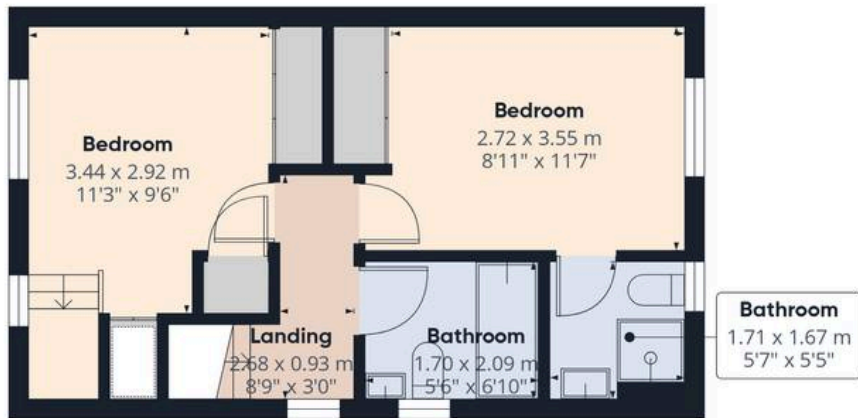




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

96.3 m<sup>2</sup>

1037 ft<sup>2</sup>

(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**

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