



**High Meadow, Selby, YO8 3LT**

In Excess of **£325,000**





- Four Bedroomed Detached Dormer Bungalow
- South Facing Rear Garden
- Large Drive and Detached Garage
- 133 Sq. M./ 1442 Sq. Ft.
- Mains Electricity/ Mains Gas Central Heating
- Mains Water/ Mains Sewerage
- Brick Built Construction
- Freehold
- EPC Rating 'D' (66)
- Council Tax Band 'D'



\*Offered with no onward Chain\*

Welcome to High Meadow a popular residential street within easy reach of Selby Town Centre. This well presented and spacious dormer bungalow would be perfect for a Family looking to expand and utilise the well presented accommodation. With plenty of parking, garage and South facing garden this property is sure to tick a lot of boxes.

Walking through the front door and into this home you are greeted by a light and airy entrance hall leading conveniently to all of the ground floor accommodation with stairs to the first floor bedrooms. Starting with the first door on the left which opens into the generous lounge with large window to the front aspect and feature fireplace. There are double glass doors between the lounge and dining room which can be opened to allow the space to feel more open or closed if necessary when not needed ensuring energy efficiency within the house.

From the dining room (with space for a large dining table so the whole family can enjoy meals together) we move into the kitchen which has a plethora of useful storage cupboards and work surface spaces ensuring even the keenest of cooks has space to rustle up delicious meals. The kitchen opens into the utility room with further useful storage cupboards as well as plumbing for washing machine and space for drier.

There is a conservatory which spans the kitchen and utility space with windows overlooking the rear garden. There is a door to the side leading out onto the patio area to the rear of the property.

The master bedroom on the ground floor with views to the front of the property features fitted wardrobes and space for King size bed, Bedroom two also a generous size and on the ground floor has window to side elevation.

The main bathroom features bath with shower over, toilet and hand basin.

Upstairs to the first floor floor are two further bedrooms one with shower room en-suite.

Externally the South facing rear garden is mainly laid to lawn with patio areas, mature flower beds and access to the garage.  
To the front is a further garden and gates opening onto the generous drive and garage.

Early viewing is recommended to appreciate the adaptability of this property and how much it has to offer.

**Please Note:**

- Gas Combi Boiler installed December 2025
- 2008 Loft Conversion into Bedroom and Ensuite
- 2021 Loft Conversion into Bedroom

**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.

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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.

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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.

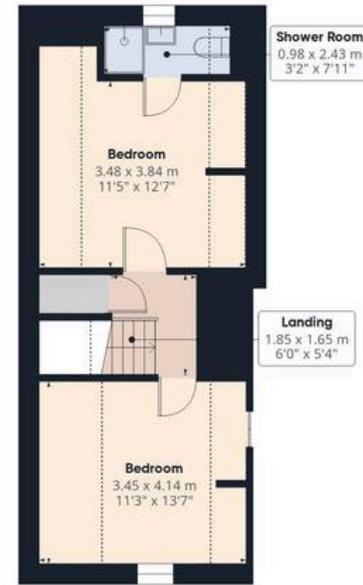








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

152.5 m<sup>2</sup>

1643 ft<sup>2</sup>

Reduced headroom

13.1 m<sup>2</sup>

141 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**JP Harll**

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