

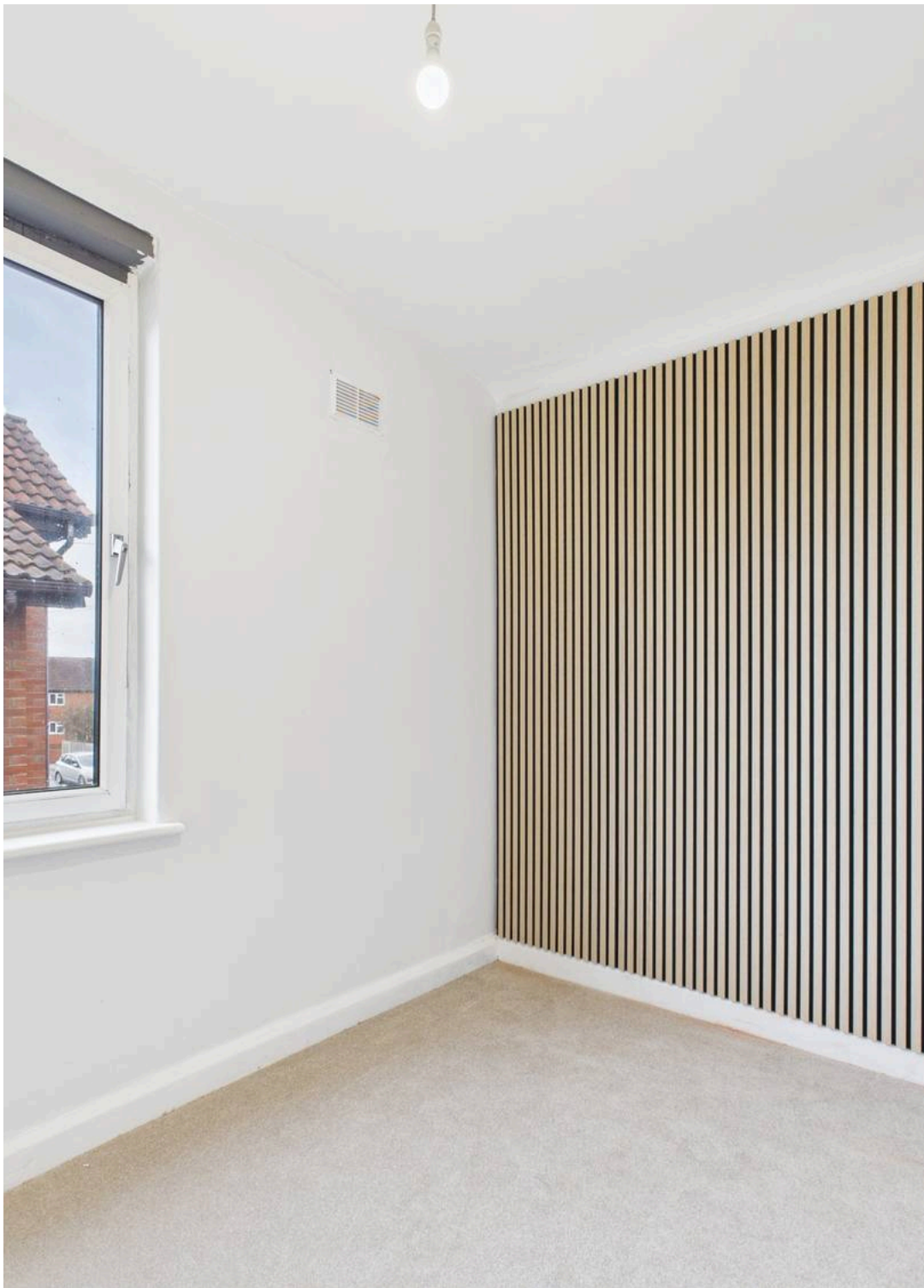


**Olympia Crescent, Selby, YO8 5AG**  
**£150,000**





- Three Bed End Terraced House
- No Onward Chain
- South West Facing Rear Garden
- 70 Sq. M/ 751 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity
- Mains Water. Mains Drainage
- Broadband: FTTP. Mobile 4G
- Brick Built Construction. FREEHOLD
- EPC Rating 'D' (63)
- Council Tax Band 'A'



Offered with no chain is this home in Olympia Crescent, Selby! This 3 bedroom house is a great opportunity for first time buyers or families looking for the convenience of Selby Town as well as great transport links.

The fitted kitchen has white cupboards with grey effect worksurfaces. There is a built in oven, hob and sink as well as space for washing machine and fridge/freezer.

The ground floor bathroom features modern bath with shower attachment and toilet.

Upstairs, you'll find three well-proportioned bedrooms, providing privacy and tranquillity to every family member. The master bedroom is a peaceful retreat, complete with ample wardrobe space to fulfil your storage needs. The master bedroom also provides toilet and sink for convenience. The two additional bedrooms provide flexibility for use as children's rooms, guest quarters, or even a home office, catering to the lifestyle needs of your family.

Outside, the property offers a private garden which new owners will be able to put their stamp on and create a lovely external space.

This highly desirable location in Olympia Crescent, Selby, also offers excellent amenities and convenience. Schools, parks, shops, and transport links are all within easy reach, providing comfort and accessibility for your daily needs.

Don't miss out on the opportunity to make this 3 bedroom house your forever home. Book a viewing today and experience the charm and comfort that Olympia Crescent, Selby has to offer.

NB. This property has been priced to reflect some updating that is required.

## **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.

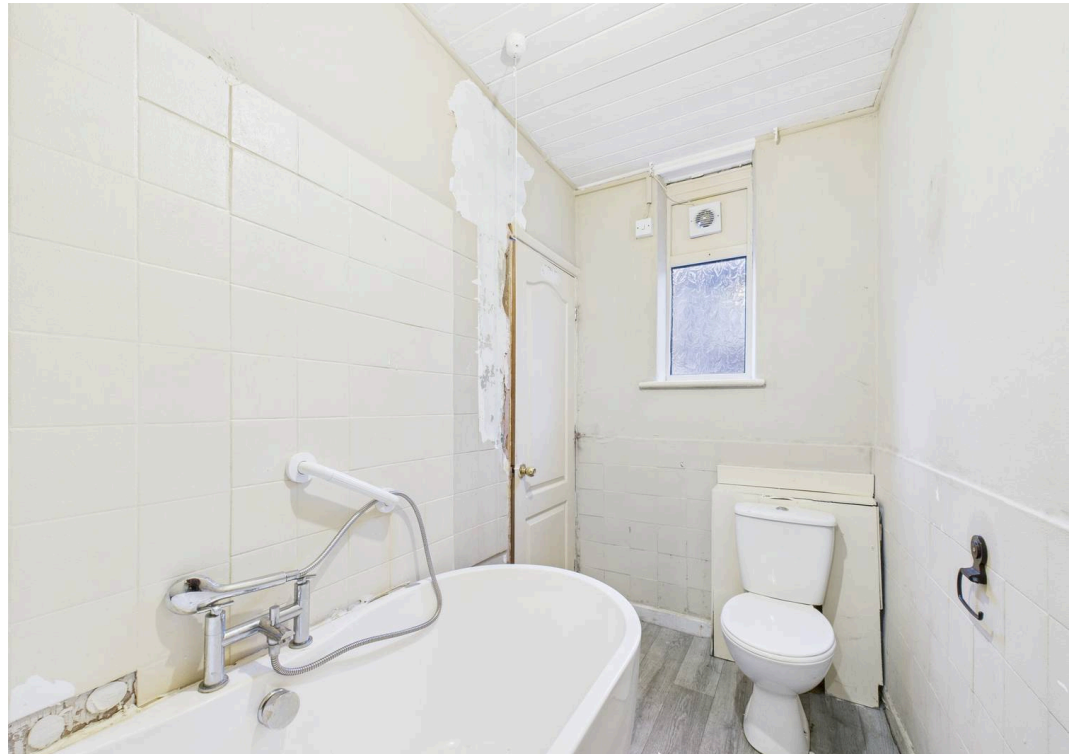
JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

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

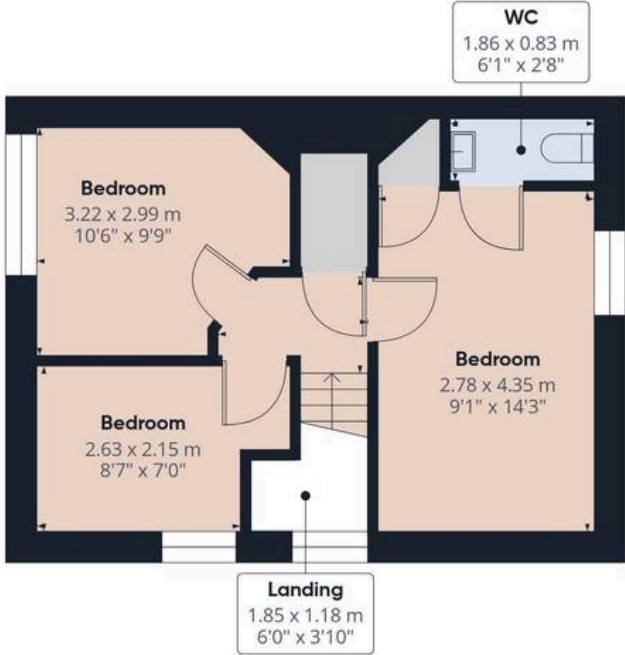






Ground Floor

Approximate total area<sup>(1)</sup>  
69.8 m<sup>2</sup>  
751 ft<sup>2</sup>



Floor 1



(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**

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

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

