



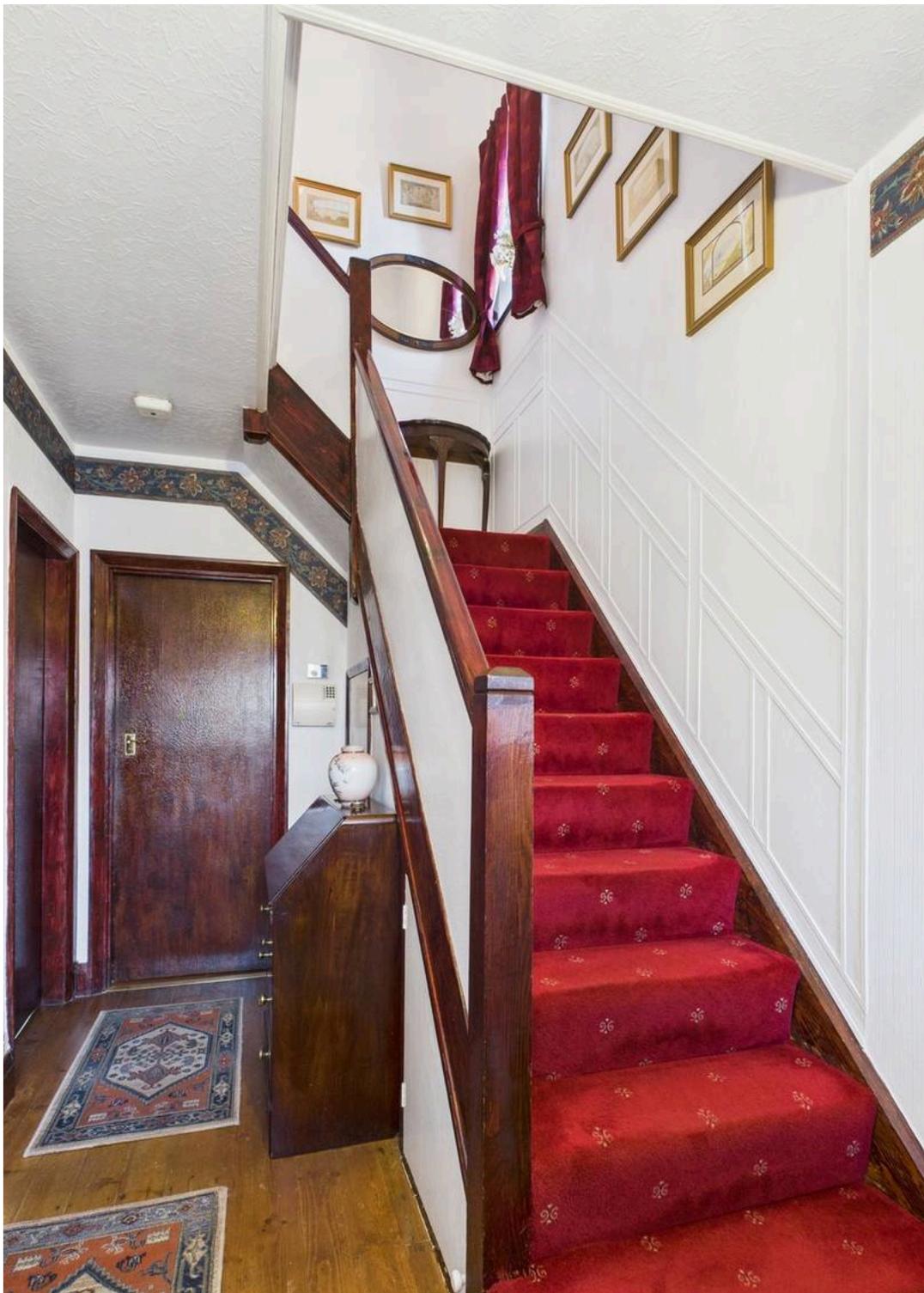
West Park, Selby

Offers in Region of **£280,000**

JP HARLL



- Three Bedroomed Semi Detached House
- 90 Sq. M. / 968 Sq. Ft.
- South Facing Rear Garden
- Concrete Sectional Garage
- Mains Water / Water Meter. Mains Drainage
- Mains Gas 'Back Boiler' Central Heating System. Mains Electricity
- Brick Built Construction
- FREEHOLD
- EPC Rating 'E' (46)
- Council Tax Band 'C'



Welcome to this homely, three-bedroom semi-detached house, a cosy retreat spread over 90 sq. m (968 sq. ft). Nestled away on West Park, just off the prestigious Leeds Road.

Step into the hallway, with doors leading into the lounge, dining room, kitchen and stairs leading to the first floor accommodation.

The lounge offers space for the whole family, with attractive Bay window and Gas fire. Sliding doors allow you the opportunity to keep the lounge and dining room separate, or as an open-plan space. The dining room has an attractive Gas fire and could be used as a second sitting room, office space or as an extension of the lounge, depending on your family's needs. Beyond the dining room is the Sun Room which provides wonderful views across the rear garden.

The kitchen hosts a wealth of wall and floor units. Cooking facilities include fitted Electric oven with Electric hob and cooker hood over. A stainless Steel sink sits beneath the Kitchen window. A door leads out onto the driveway.

As the day winds down, retreat to the bedrooms that promise a restful nights sleep. The Principal bedroom is situated at the rear of the house, with large window over-looking the rear garden. Bedroom Two is situated at the front, with space-saving stairs that lead up into the loft space. Both bedrooms have large sliding wardrobes, providing excellent storage. The third bedroom is situated to the front.

The family bathroom comprising of a white panel bath, pedestal wash hand basin and close-coupled w.c.

To the front of the house is a low maintenance gravelled garden, which can be used for additional parking with mature borders and a picket fence. The Tarmac driveway leads past the house to the concrete sectional garage.

The garage provides ample space for storage or a workshop for those DIY projects. It boasts an up-and-over door, lighting, power and a pedestrian access door leading into the garden.

A gardener's dream, the rear garden has immaculately manicured lawns with mature borders, garden shed and greenhouse.

Please Note: There is no Building Regulations for the space-saving staircase going up into the loft space or the conversion of the loft space. The conservatory was installed in 1988 - planning approval and building regulations were not sought. Bay window panels replaced in 2020. Conservatory panels replaced in 2022.

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.

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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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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.

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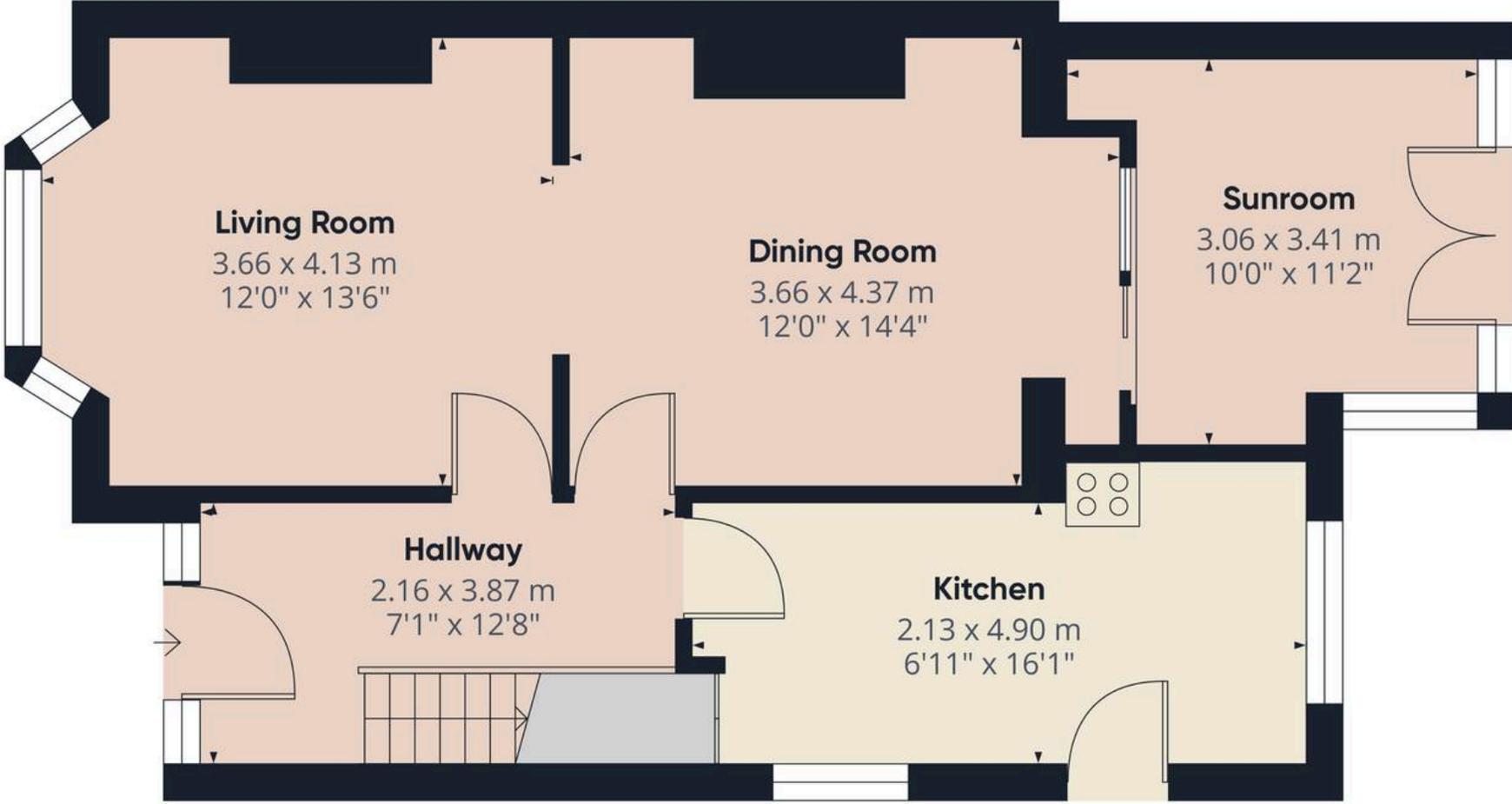
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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





Approximate total area⁽¹⁾

56.8 m²
612 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.



JP Harll

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