



JP HARLL  
For Sale  
jpharll.co.uk

High Meadow, Selby, YO8 3LT

Offers Over £200,000





- No Onward Chain
- Three Bed Semi-Detached House
- South East Facing Rear Garden
- 110 Sq. M./ 1189 Sq. Ft.
- FREEHOLD
- Mains Water. Mains Sewerage
- Mains Gas Central Heating. Mains Electricity
- Brick Built Construction
- EPC Rating 'E' (48)
- Council Tax Band 'C'



**\*\*OFFERED WITH NO ONWARD CHAIN\*\***

We are pleased to offer this impressive three-bed semi-detached house with South East facing rear garden and off street parking.

This much loved home comprises on the ground floor hallway with storage cupboard, spacious lounge with large picture window to the front, Dining kitchen with plenty of cupboard and worksurface space and spaces for cooker and washing machine. The kitchen leads into the sunroom for extra ground floor space which could also be used as an office or play room. The Sunroom has a door out into the rear garden. The bathroom is also situated on the ground floor and comprises bath and basin with the toilet in adjacent room.

Ascending the stairs, the first floor hosts three well-proportioned bedrooms. The master bedroom at the rear of the house has large window and built in wardrobes. The second bedroom at the front also comprises built in wardrobes and third bedroom at the rear can also accommodate double beds. There is also a large storage cupboard accessed off the landing which currently houses the water tank.

Externally the property boasts a South East facing rear garden mainly laid to lawn with patio areas which would be ideal for alfresco dining. The car store can be accessed via the rear garden with a garage door to the front. There is also drive way parking to the front (more could be created if necessary with the removal of the front garden).

Situated in a sought-after residential area, close to a wealth of local amenities, schools, and transport links, this property provides a harmonious blend of suburban tranquillity and urban convenience. Whether it be weekly grocery shopping or enjoying leisurely strolls in the nearby green spaces, residents will find everything within easy reach.

New Boiler Installed 2025.

**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



Floor 1

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

110.5 m<sup>2</sup>

1189 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

8 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.



**JP Harll**

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