



Croftway, Selby, YO8 9DD

Offers Over **£220,000**





Croftway, Selby

YO8 9DD

- Three Bedroomed Semi-Detached Bungalow
- South West Facing Rear Garden
- 65 Sq. M/ 700 Sq. Ft.
- Garage and Driveway Parking
- Mains Gas Central Heating System. Mains Electricity
- Mains Water. Mains Drainage
- Broadband: FTTC. Mobile 4G
- Brick Built Construction
- EPC Rating 'D' (63)
- Council Tax Band 'B'



OFFERED WITH NO CHAIN

An attractive three bedroomed semi-detached bungalow offered for sale with no onward chain. Located in a very popular and convenient spot ideal for walking into Selby Town and within easy reach of Brayton Village too.

Entering through the side door into the Kitchen, which is a good size and with dual aspect windows for maximum light. Ample storage cupboards and work surface with space enough for the keenest of cooks.

The Lounge is a generous size with door into the storage space and access to front door. Large window lets light in and gas fire creates a focal point within this room.

There is an inner hallway off the Lounge with doors leading to the three bedrooms and shower room.

Outside to the front is a lawned and stoned garden with tandem driveway; perfectly able to accommodate two cars. There is also a garage.

To the rear is a good sized enclosed garden which is mainly laid to lawn with paved patio area.

We expect this bungalow to be popular so early viewing is recommended.

Important Information

- The boiler was installed in 2023, however it was last service in 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.

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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.

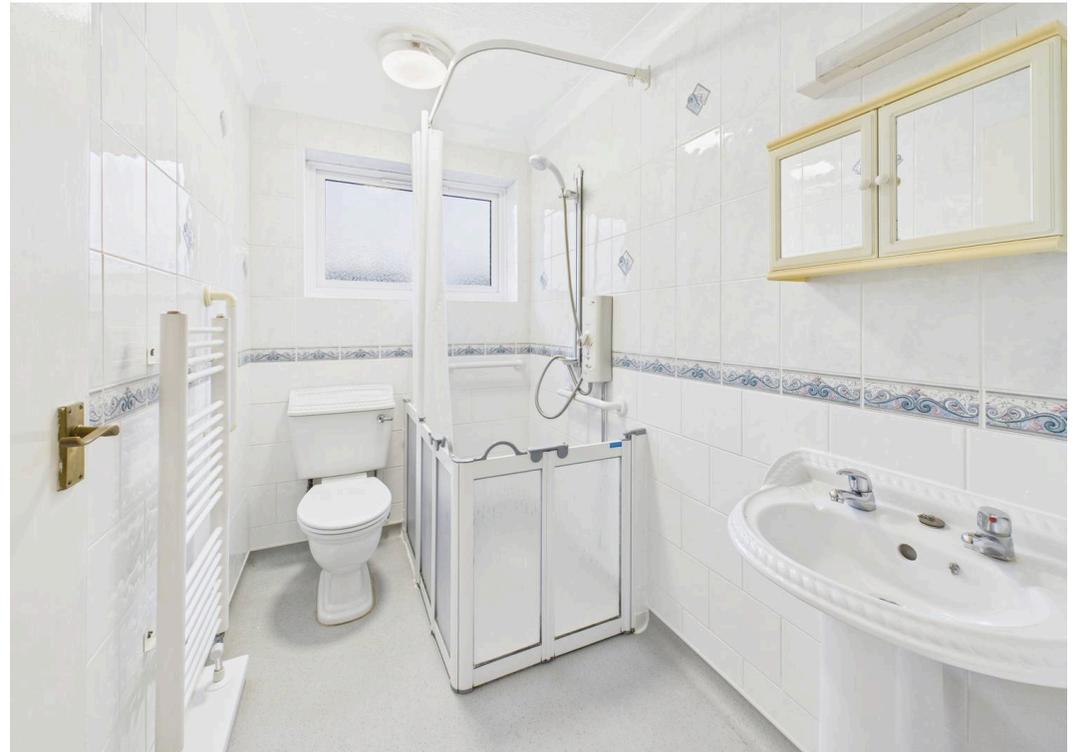
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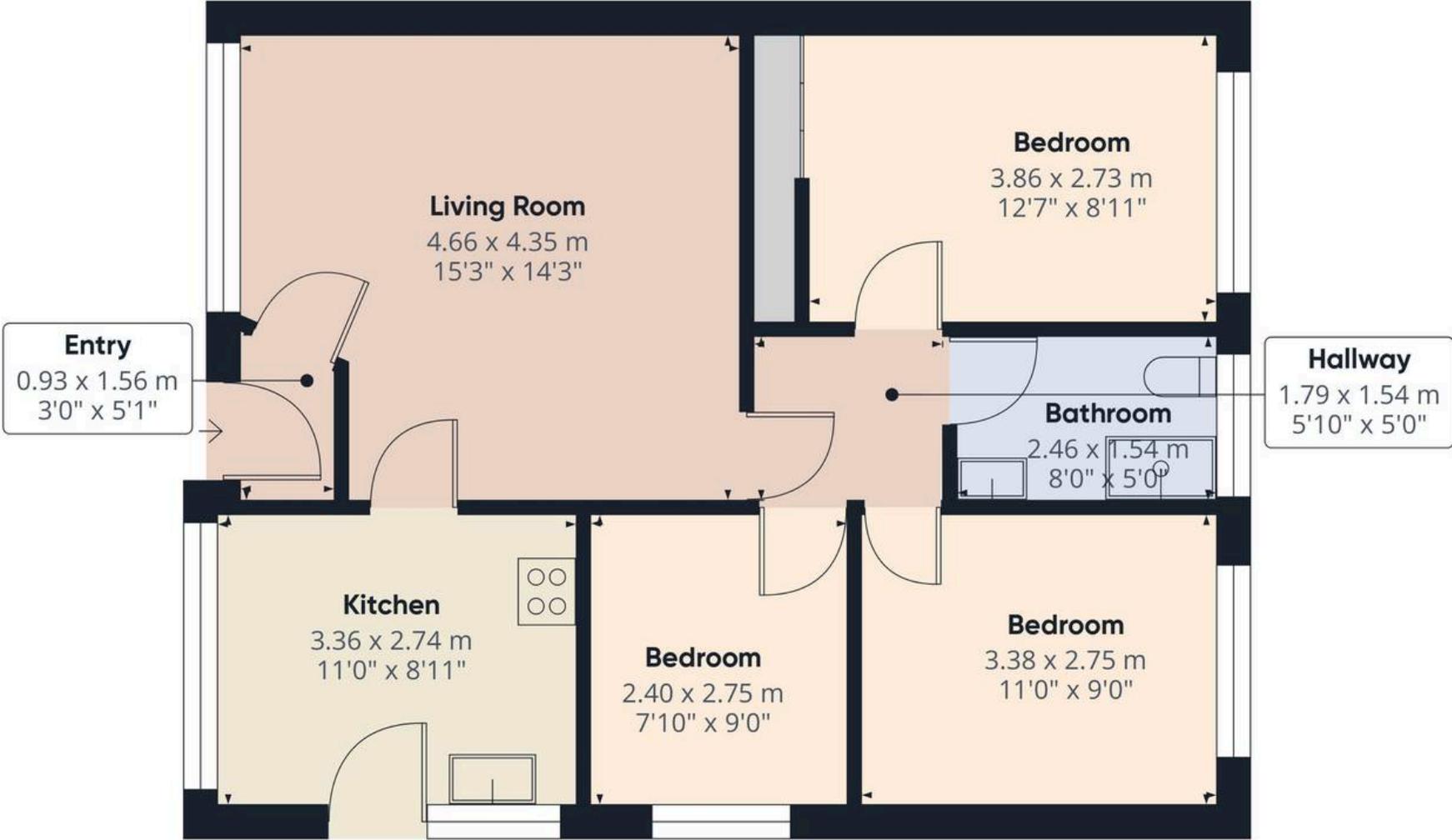
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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







Approximate total area⁽¹⁾

65.1 m²
700 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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