



Elston Place, Selby, YO8 3ES

Offers Over **£190,000**





- Two Bedroom Semi-Detached Bungalow
- South Facing Rear Garden
- 51 M2 / 548 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity
- Mains Water, Mains Drainage
- Un-adopted Cul-de-sac
- Mobile: 5G. Internet: FTTC
- Brick Built Construction
- EPC Rating 'D' (65)
- Council Tax Band 'B'



Hard to find! A two bedroomed, semi detached bungalow with full width, dining kitchen overlooking the South facing rear garden and no onward chain!

Come on in, the square shaped lounge boasts a pretty picture window overlooking the front garden. A feature gas fireplace sits centre stage. The modern laminate flooring stretches out underfoot and leads you through into the generous inner hallway. From here you can go in any direction.

The heart of the home, the dining kitchen spreads across the width of the bungalow and boasts two large windows, making the most of the South facing gardens. Cream Shaker style wall and floor units with wood effect worktops, splash-backs and breakfast bar. Cooking facilities include Electric oven and hob with cooker hood over. Space for a washing machine. The dining area has space for a dining table, or perhaps you would prefer comfier seating whilst soaking up the sunshine.

The principal bedroom offers space for the largest of beds and offers front garden views and built in cupboard space. The second bedroom is also a double.

The family bathroom boasts a panel bath, separate shower, pedestal wash hand basin and close-couple w.c.

Outside to the front is a low maintenance garden, which has been pebbled to provide a parking area. A Laurel hedge encloses the space. A high timber fence with pedestrian access gate leads through into the rear garden. The pebbled hard standing continues through the gate and leads up to the generous garage which sits at the rear. Unless you drive an old Mini, you won't be able to fit a car down this access, however the garage offers power, lighting and makes an excellent storage space.

The split-level, South facing rear garden has a generous patio area with step down onto the lawned at the bottom, offering the best of both worlds.

Property Information Disclaimer

- This property has a water meter.

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.

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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.

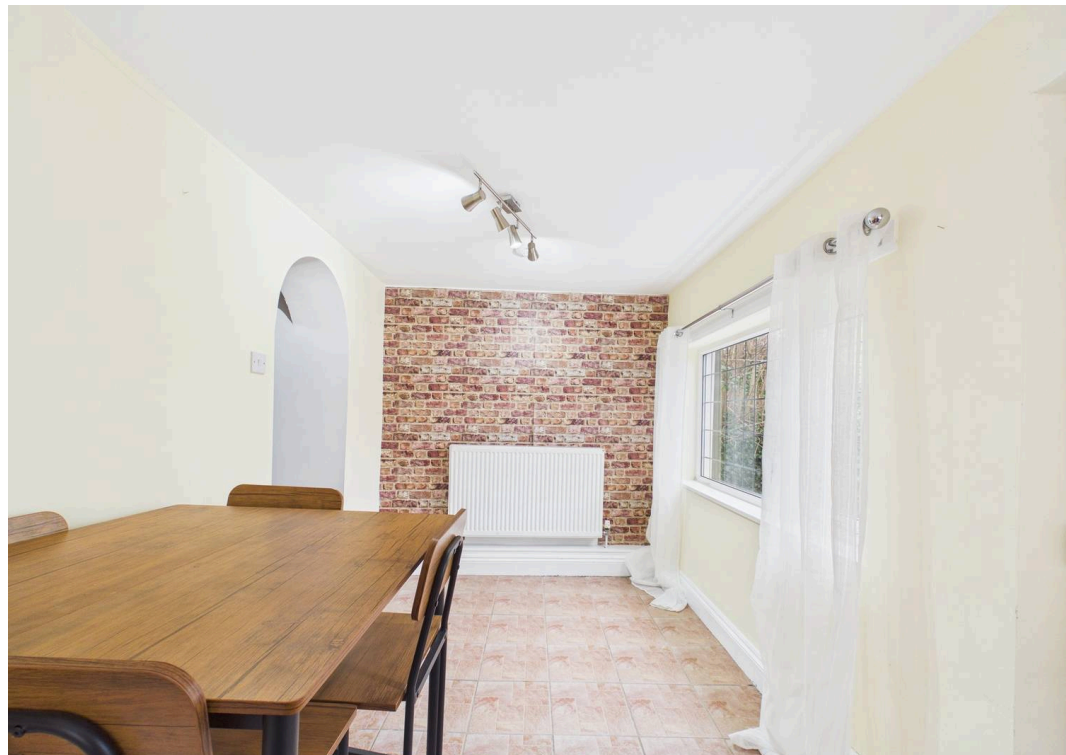
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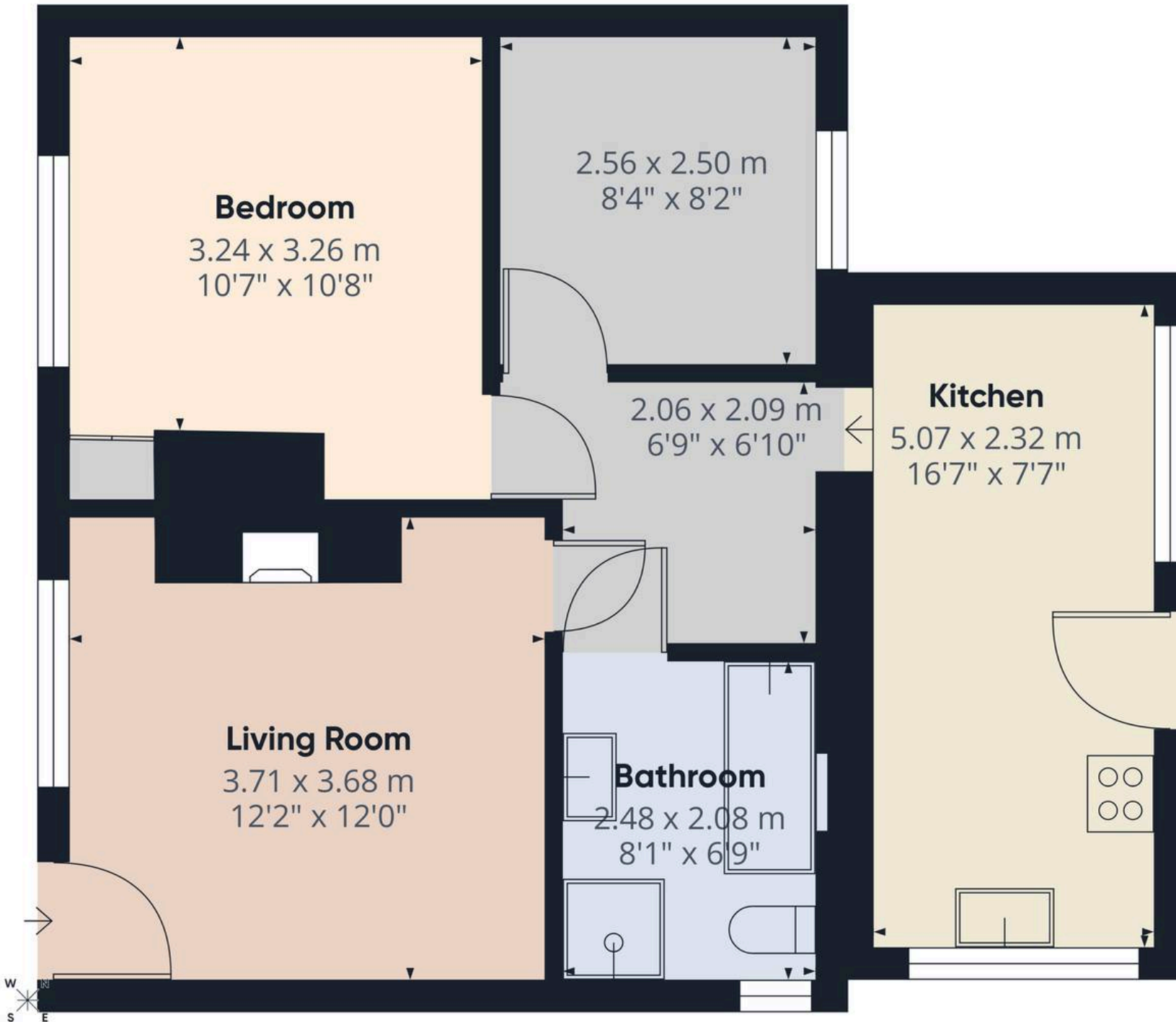
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up 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







Approximate total area⁽¹⁾
53 m²
571 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.

Ground Floor Building 1



JP Harll

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