



Elston Place, Selby, YO8 3ES

Guide Price **£220,000**





- Two Bedroom Semi-Detached Bungalow
- South Facing Rear Garden
- 50 Sq. M/ 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. FREEHOLD
- EPC Rating 'D' (62)
- Council Tax band 'A'



A well presented and recently refurbished two bedroomed, semi detached bungalow with newly fitted kitchen and South facing rear garden! Come on in, the square shaped lounge boasts a pretty picture window overlooking the front of the property. 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. Attractive sage green units 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 of property views. The second bedroom is also a double.

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

Outside to the front is a low maintenance resin drive which extends down the side and rear of the bungalow. A Laurel hedge encloses the space. A high timber fence with pedestrian access gate leads through into the rear garden.

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

Property Information Disclaimer

- This property has a water meter.
- AI has been used to show the garden with the grass grown through as it has just been laid.

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.

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.

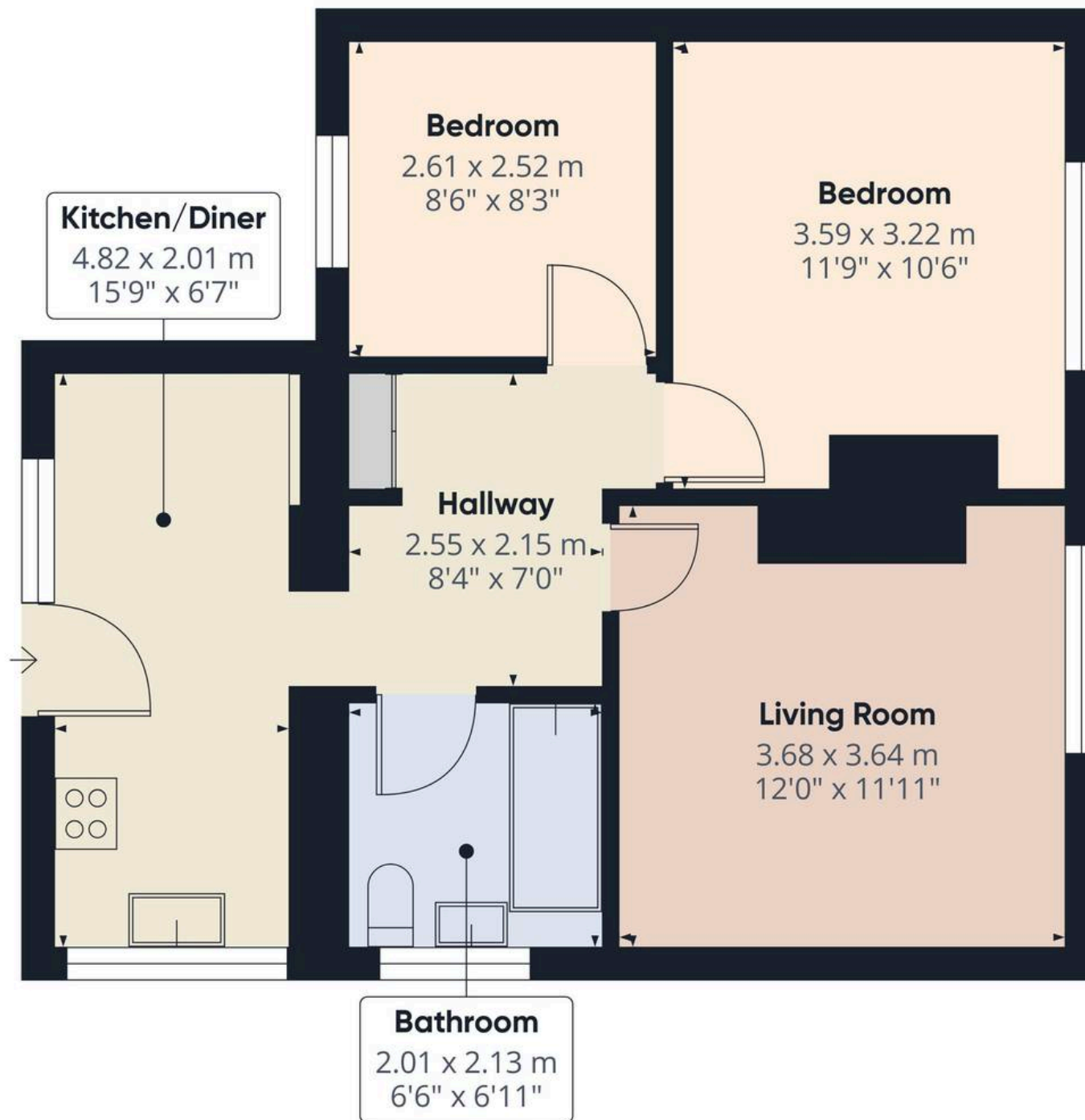
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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







Approximate total area⁽¹⁾
50.9 m²
548 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.

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