



Abbots Road, Selby, YO8 8AU
£210,000





- Three Bedroomed Semi Detached House
- 71 M2 / 764 Sq. Ft.
- North Facing Rear Garden
- Mains Water Supply. Mains Sewage.
- Mains Gas Central Heating. Mains Electricity.
- Broadband: FTTC. Mobile: 4G
- Brick Built Construction
- FREEHOLD
- Council Tax Band 'A'
- EPC Rating 'C' (69)



A smartly appointed, three bedroomed, semi detached house with ample parking and generous rear garden.

Step inside the hallway of crisply decorated three-bedroom semi-detached house. The stairs offers new grey carpets and Oak handrail, which matches the newly fitted Oak doors.

The lounge offers thick cream carpets underfoot, with pretty front window and space to seat the whole family. A door leads through into the dining kitchen.

The dining kitchen hosts a range of wall and floor units with black worktops and Breakfasting Island. Cooking facilities include an Electric oven with hob and cooker hood over. A stainless steel sink sits beneath the rear window, overlooking the garden. Integrated fridge and freezer. Space for a washing machine. In the dining area is a rear glass access door and side window. The understairs cupboard offers space for a tumble-drier and space to hand coats and shoes etc.

Upstairs, three well-proportioned bedrooms await, each thoughtfully arranged to maximise natural light and provide restful retreats at the end of the day. The principal bedroom offers ample room for a king-sized bed and wardrobe, while the two additional bedrooms provide flexibility for a nursery, home office, or guest space.

The family bathroom is crisply finished, with contemporary fittings and a soothing ambience that makes morning routines a pleasure and evening soaks a delight. It comprises of a P shaped bath with shower over, vanity wash hand basin and close-coupled w.c. sat within modern bathroom furniture.

Outside to the front is a low-maintenance forecourt with space to park several vehicles. To the rear is a lawned garden with Children's play area at the bottom and a covered decked patio area by the house, so that no-matter the weather you can watch the kids playing. There are also a couple of outbuildings.

Property Information Disclaimer

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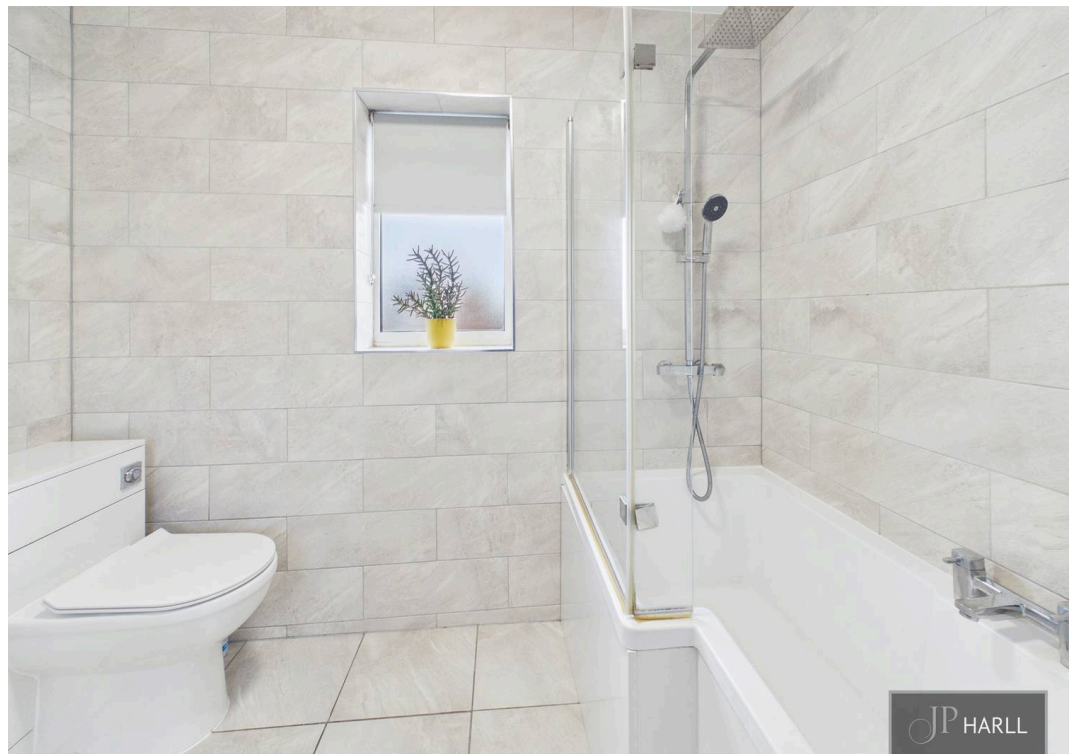
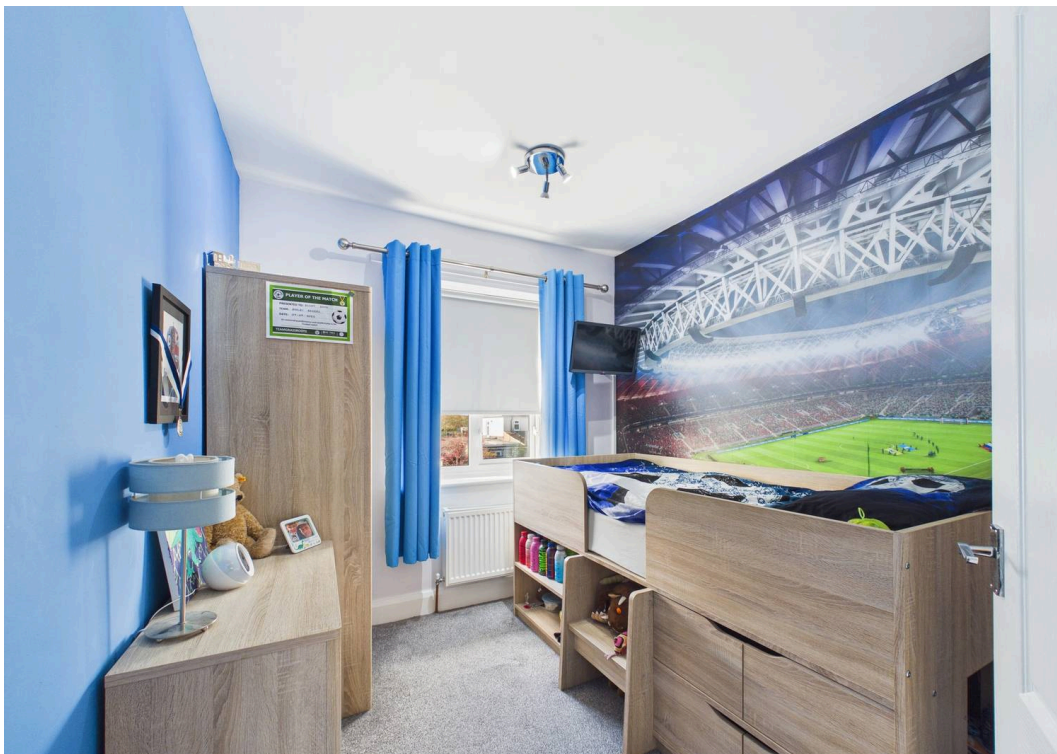
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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







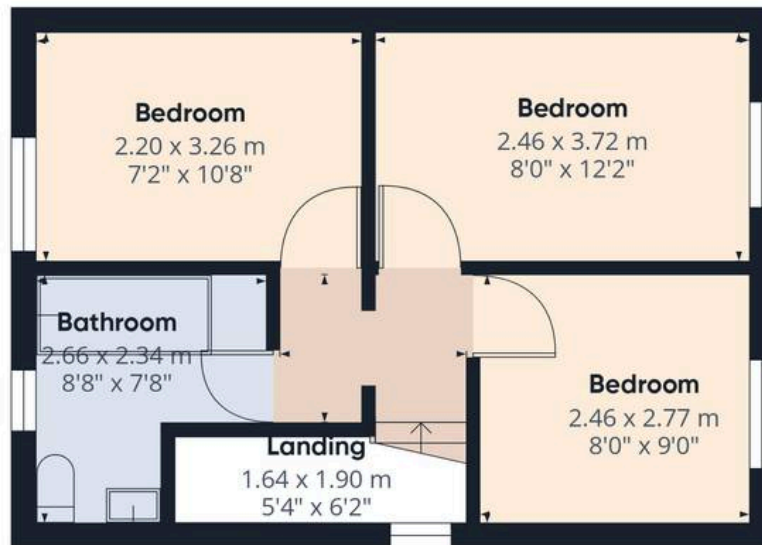
Ground Floor

Approximate total area⁽¹⁾

67.7 m²
729 ft²

Balconies and terraces

10.6 m²
114 ft²



Floor 1



(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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