



## 23 Armoury Road, Selby

£260,000

- 3 Double Bedrooms
- Detached Garage
- Open Plan Lounge Diner
- Conservatory
- Close to Town Centre
- EER 67 (D)
- Modern Bathroom
- Enclosed Rear Garden

An excellent opportunity to purchase this deceptively spacious three bedroom terrace property situated close to the town centre and with the benefit of a detached garage.

The property welcomes you into a hallway which provides access to the ground floor accommodation and staircase leading up to the first floor landing.

The property has been beautifully modernised by the current owners since they purchase the property and in 2019 they transformed what was a separate lounge and dining room into a stunning open plan living space with a double glazed bay window to the front and French doors leading out to the rear. There are two log burners, as well as two contemporary central heating radiators.

The kitchen comprises a range of cream base and wall units to three sides with a wood block effect work surface and Belfast style sink. There are various appliances including an integrated washing machine and an extractor fan above the cooker point. There is a double glazed window to the side as well as a single door leading out to the rear.

The conservatory is accessed via double doors from the kitchen and provides versatile living space, being especially enjoyable in the summer months. It has double glazed windows to both sides and French doors to the rear leading out into the garden.

The first floor landing serves three double bedrooms and house bathroom. The principal bedroom is located at the front of the property and has a central heating radiator and double glazed bay window, filling the room with an abundance of natural light. The property is further enhanced by two double bedrooms, each benefitting from a double glazed window and central heating radiator. All bedrooms are finished with elegant décor choices and high ceilings, typically found in more period properties.

The internal accommodation is completed by a modern bathroom fitted in 2019, which comprises a freestanding bath, hand wash basin set into a grey vanity unit and a toilet. In addition, there is a heated towel rail, double glazed frosted window and half tiling to the walls.

Externally, the property has a forecourt area to the front enclosed by a brick wall. To the rear is an enclosed garden which is predominantly laid to lawn and a detached garage. The boundaries to the rear are fully enclosed to all three sides with a gate along the north boundary leading to the private road. We understand the property has a right of access along the private road, providing access to the detached garage.

The property represents a wonderful opportunity to acquire such a lovely property, enhanced significantly and modernised beautifully throughout. Properties such as this are rarely presented to the open market and the sale of this property provides one of those increasingly rare opportunities.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 170\* Mbps download speed

EPC Rating: 67 (D)

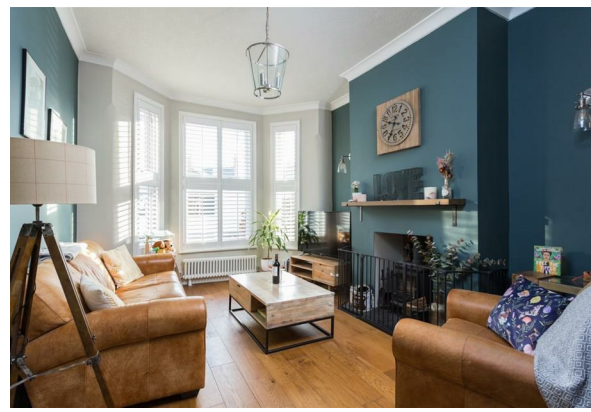
Council Tax: North Yorkshire Council Band B

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01757 706707

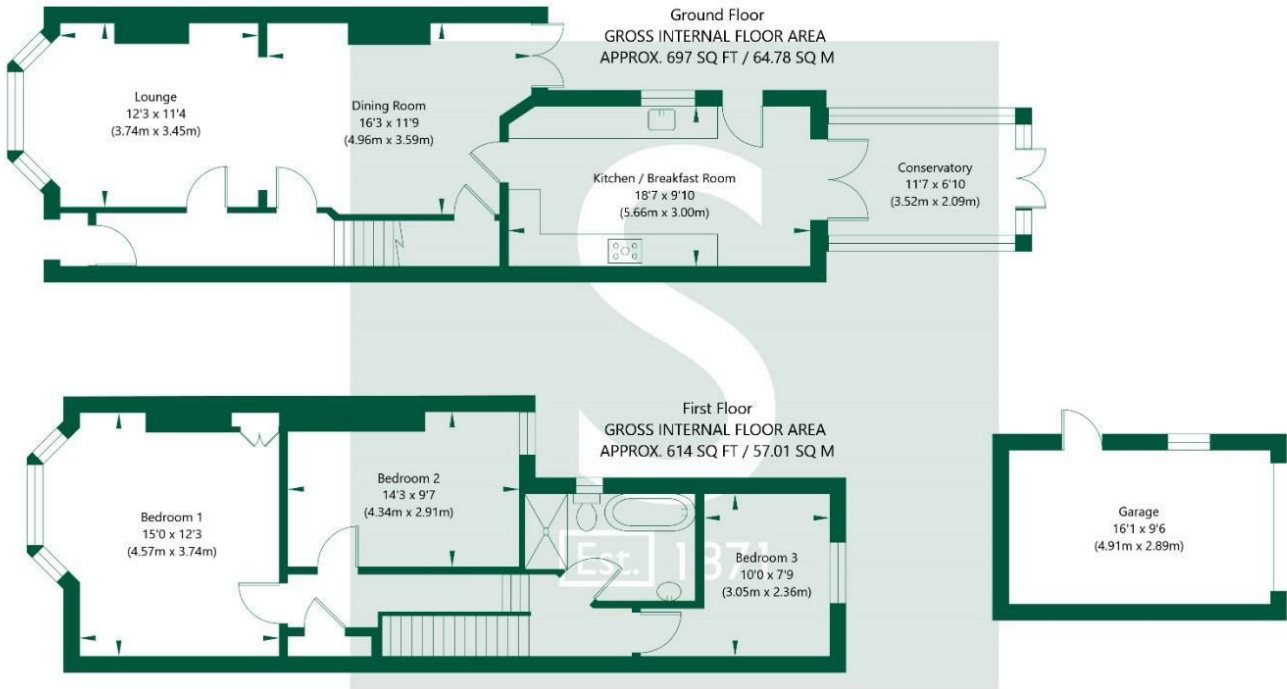
\*Download speeds vary by broadband providers so please check with them before purchasing.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

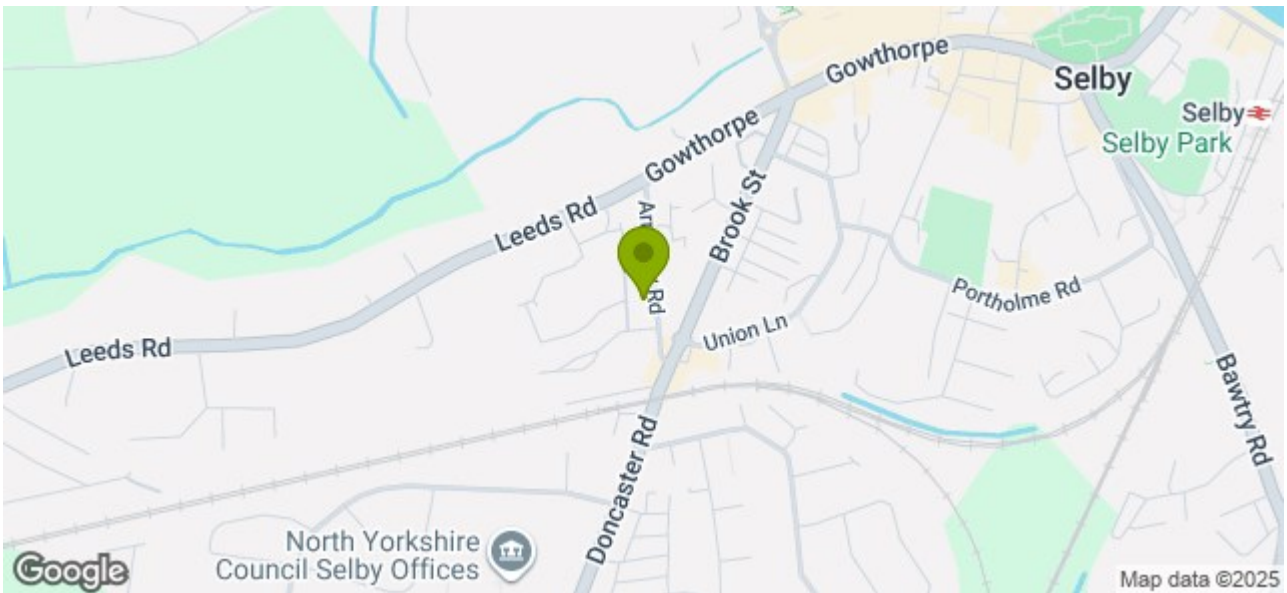




Armoury Road, Selby, YO8 4AY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1311 SQ FT / 121.79 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

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- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

