



**West Park, Selby, YO8 4JL**

Guide Price **£270,000**





- Three bedroomed Semi-Detached House
- Garage and Tandem Driveway Parking
- South East Facing Rear Garden
- 99 Sq. M / 1066 Sq. Ft
- Mains Water. Mains Sewerage
- Mains Gas Central Heating. Mains Electricity.
- Brick Built Construction
- FREEHOLD
- EPC Rating 'TBC' ( )
- Council Tax Band 'C'



Welcome to this well presented, three bedroomed semi-detached house just off Leeds Road in this sought after part of Selby.

Step into the hallway, with doors leading into the dining room, kitchen and stairs leading to the first floor accommodation with understairs cupboard.

The dining room and lounge offer a great space for families to relax, eat and entertain. The lounge and diner have been opened up to provide a great modern space with large window to the front of the property and sliding door leading from the lounge into the conservatory.

The attractive off-white kitchen hosts a wealth of wall and floor units as well as work surface space. Cooking facilities include oven and gas hob. There is space for washing machine and fridge/freezer.

As the day winds down, retreat to the bedrooms that promise a restful nights sleep. The Principal bedroom is situated at the rear of the house, with built in wardrobe and large window over-looking the rear garden. Bedroom Two is situated at the front and also has built in wardrobes. The third bedroom is situated to the front.

The family bathroom comprising of a white panel bath with shower over, pedestal wash hand basin and close-coupled w.c.

To the front of the house is a low maintenance gravelled area and tandem drive which can be used for additional parking and leads past the house to the garage.

The garage provides ample space for storage or a workshop for those DIY projects. It boasts an up-and-over door, lighting, power and a pedestrian access door leading into the garden.

A gardener's dream, the rear garden has immaculately manicured lawns with mature borders.

Buyers note - this property is within close proximity of the railway (at the end of the garden). The photos of the dining room and conservatory have been enhanced to remove furniture.

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Boiler Serviced March 2026.

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- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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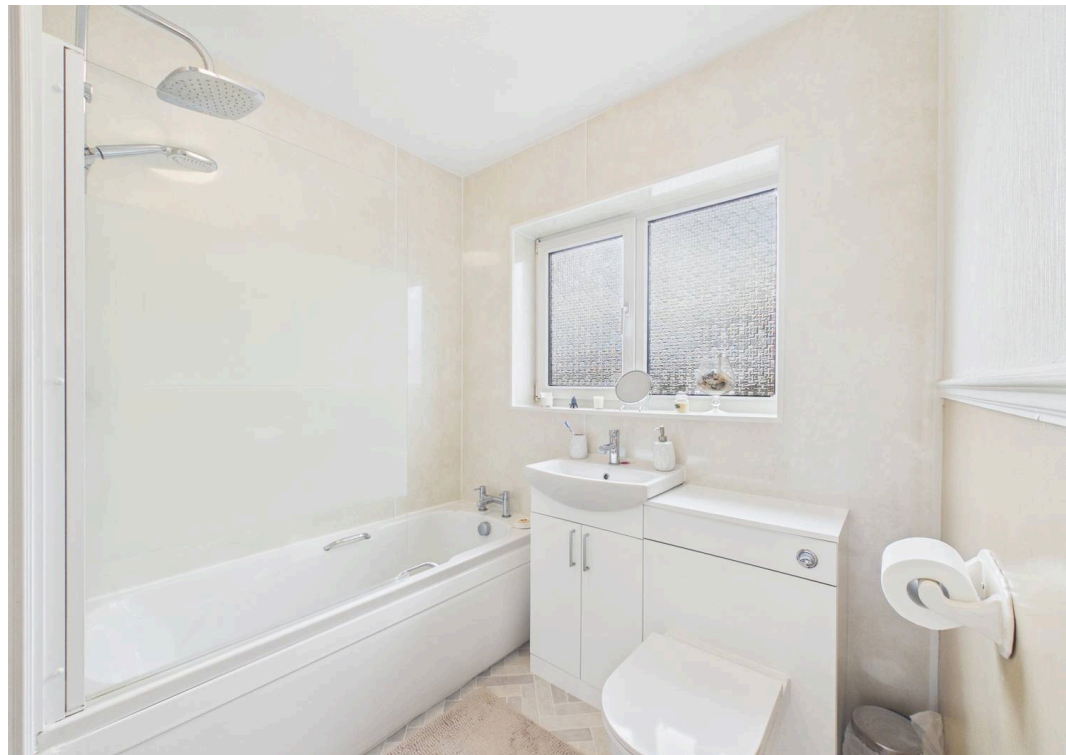
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Should you wish to arrange a viewing, please contact us on 01757 709955



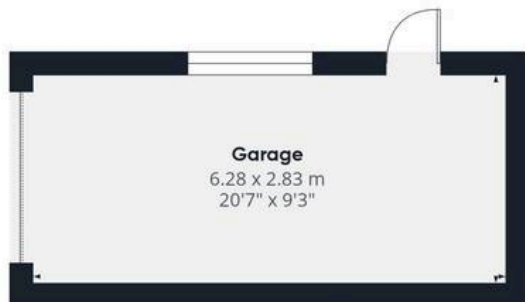




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

116.9 m<sup>2</sup>

1258 ft<sup>2</sup>

(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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**JP Harll**

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