



**Ouse Bank, Selby, YO8 5AY**

Offers Over **£200,000**





- 3 Bedroomed End-Terraced House
- North East Facing Rear Garden and Garage
- 91 Sq. M/ 979 Sq. Ft.
- Mains Electricity. Oil Fired Central Heating System
- Mains Water Supply. Private Sewerage System
- BRICK BUILT CONSTRUCTION
- FREEHOLD
- Broadband: FTTC. Mobile: 4G
- EPC Rating 'E' (51)
- Council Tax Band 'B'



Welcome to this well presented 3 bedroomed end-terraced house tucked away from the hustle and bustle but within easy reach of Selby Town Centre. This spacious three-bedroom end-terraced house is perfectly designed to utilise the space on offer and invite you to lead a comfortable and relaxed lifestyle.

As you enter the property, you turn right into the attractively decorated lounge with feature fireplace. The semi open plan lounge leads into the dining kitchen and conservatory beyond.

The attractive, modern high gloss white kitchen is well equipped with cupboard and work surface space. The fridge/freezer, oven and hob are built in while there is space for a washing machine.

The house boasts three bedrooms, Two large doubles and a single bedroom which could also be used as a play room or office.

The bathroom has shower over bath and attractive tiled walls, toilet and hand basin with further storage cupboard.

The property has a North East facing rear garden which is currently low maintenance as it is part paved and part turfed leading down to a decked seating area and access to the garage.

The house benefits from mains electricity and oil fired central heating, ensuring you'll stay warm and comfortable during the colder months. With broadband connectivity and mobile 4G coverage, staying connected to the digital world is a breeze.

Ouse Bank provides excellent access to local amenities, schools, and transport links, making it an ideal location for families and professionals. The property is conveniently located near major road networks, allowing for easy access to nearby towns and cities.

### **Important Information**

- The boiler was last serviced in 2025
- A wall in the garage was removed in 2025 to extend the space

### **Property Information Disclaimer**

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.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

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.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

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.

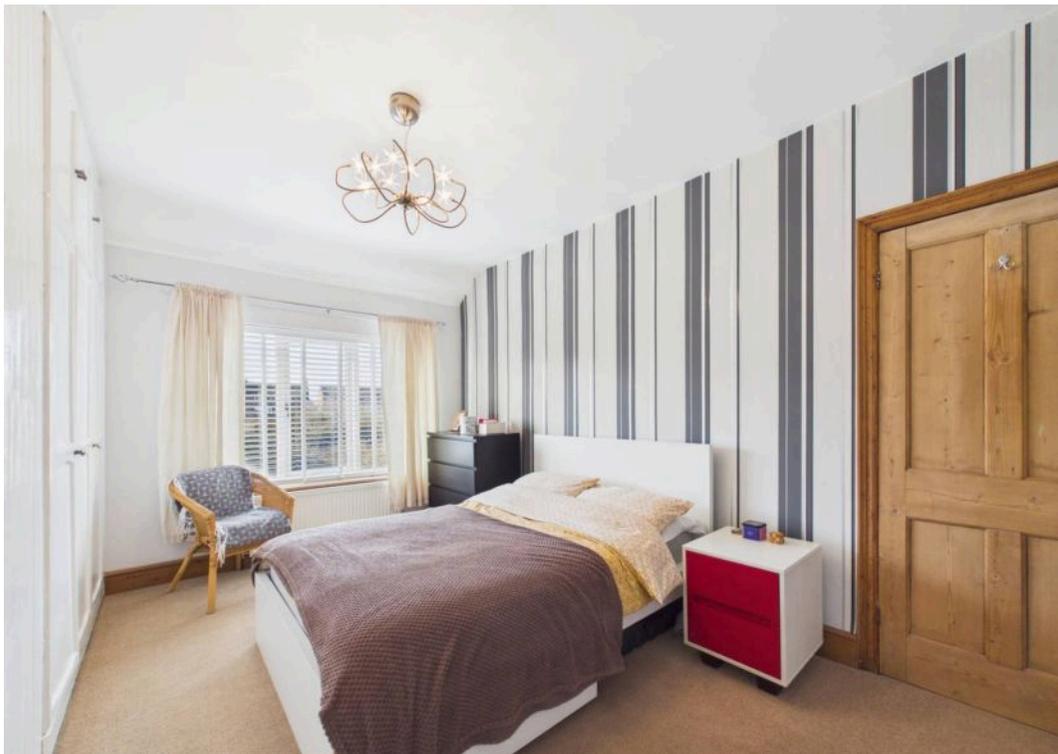
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

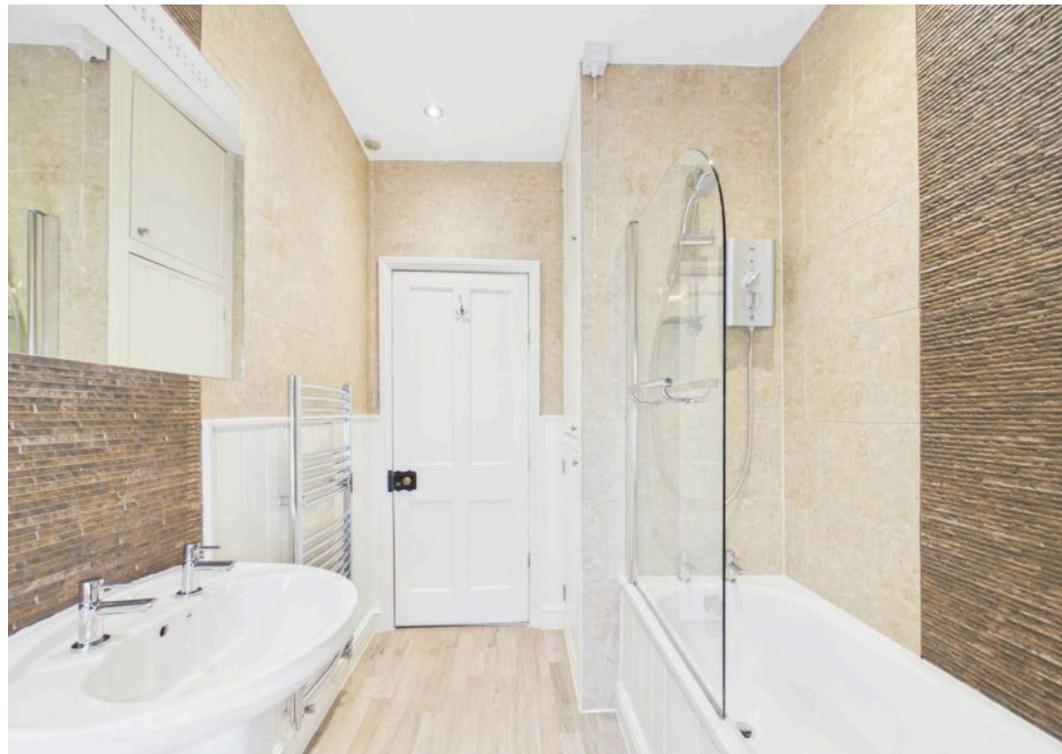
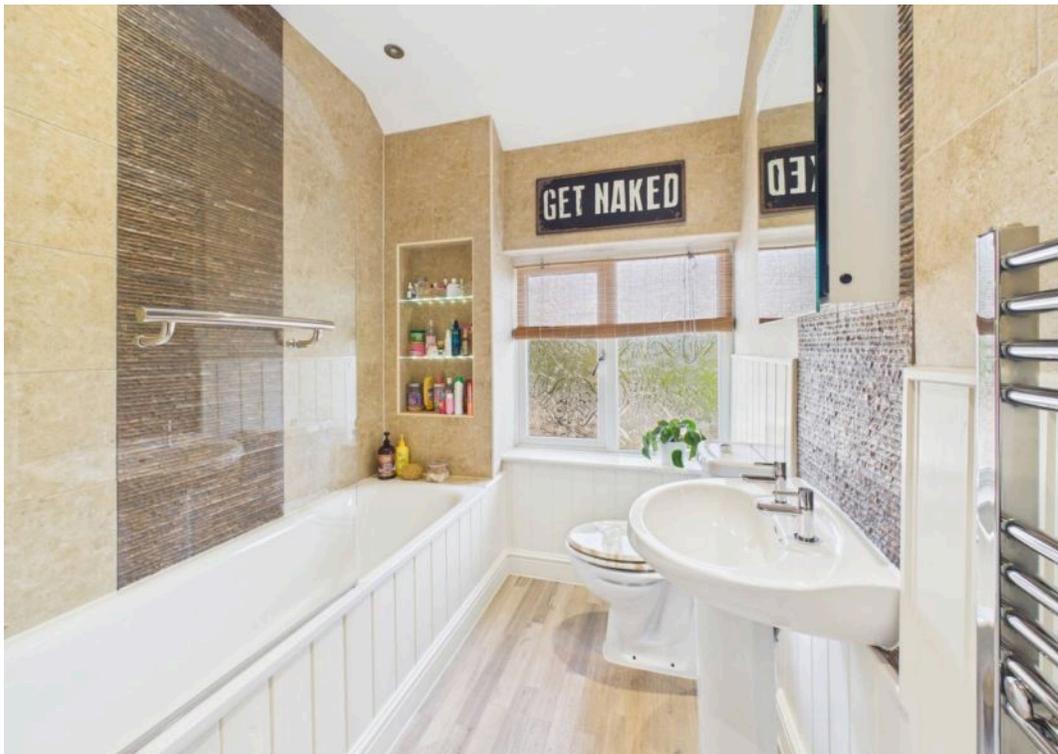
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up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





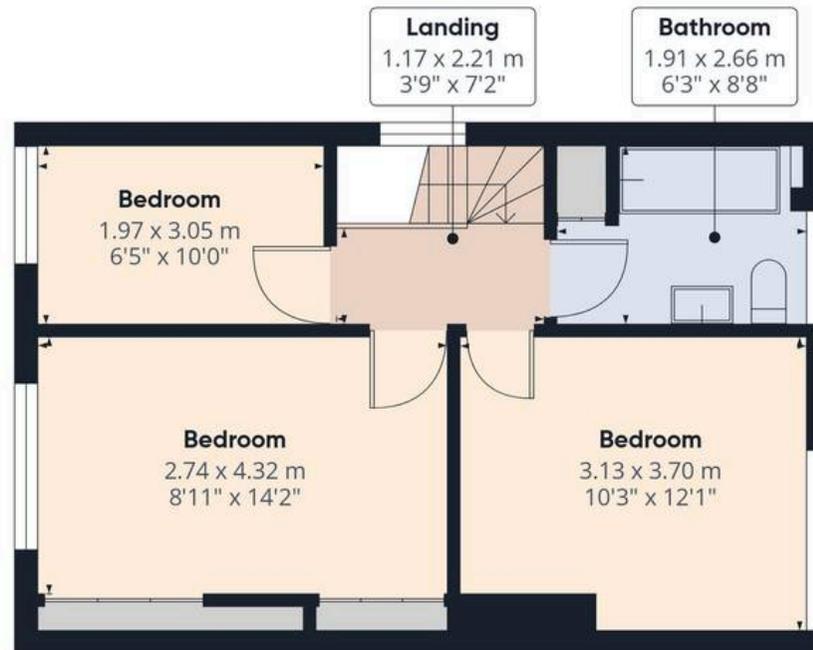




Ground Floor Building 1

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

91 m<sup>2</sup>  
978 ft<sup>2</sup>



Floor 1 Building 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

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

