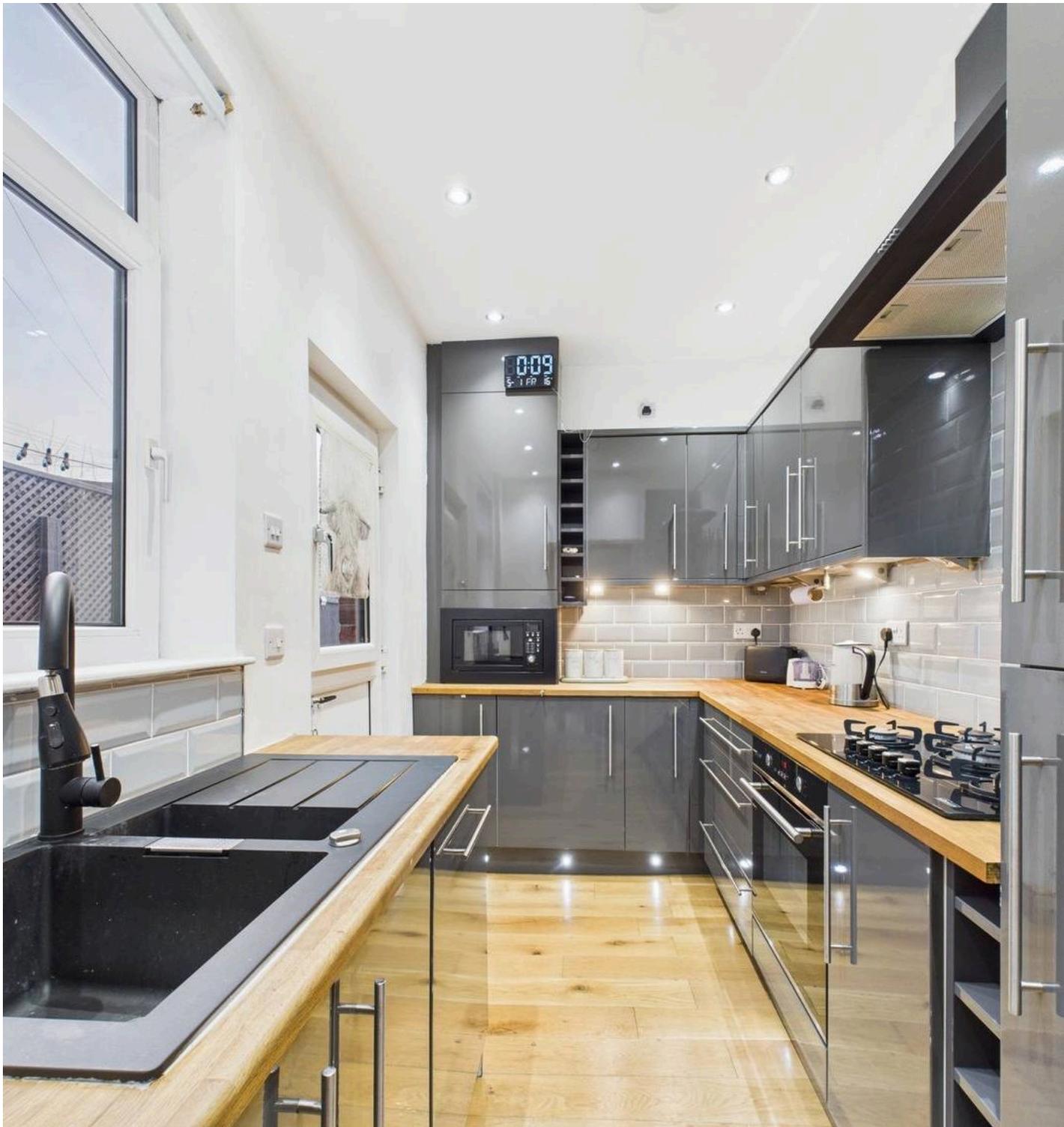




Volta Street, Selby, YO8 8DE
£170,000





- Two Bed Mid-Terraced House
- No Onward Chain
- West Facing Rear Garden and Garage
- 71 Sq. M/ 765 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity.
- Mains Water. Mains Drainage.
- FREEHOLD
- Brick Built Construction
- EPC Rating 'D' (67)
- Council Tax Band 'A'



Offered with no onward chain, this charming and ready to move into two-bedroom mid-terraced house presents an opportunity to purchase this well presented home.

As you step inside the light and airy entrance hall, you are greeted by an attractively maintained interior that exudes warmth and character. The first door to the left opens into the dining room with bay window and feature fireplace. Straight ahead is the spacious living room with multi fuel burner for cosy nights and doors leading into the kitchen and upstairs to the bedrooms.

The modern kitchen features attractive fitted kitchen with grey units and wood worksurfaces. There is built in cooking facilities, fridge freezer, dishwasher and washing machine.

The attractive fitted bathroom features bath with shower over, glass screen and grey subway tiles, glass sink with LED mirror above and toilet.

On the first floor you will find two well appointed bedrooms. The master bedroom at the front of the property features fitted storage and large window for lots of light. The second bedroom is also of good size.

There is another door on the landing with stairs leading to the loft storage area.

The West-facing, low maintenance rear decked and lawned garden provides a serene outdoor space perfect for entertaining, BBQ's and enjoying the Summer sun. There is access to the large garage from both the rear garden and the access road behind.

Early viewing is highly recommended on this property.

- The property has CCTV
- After checking the Electronic Land Registry Title, we believe there is no longer a Chancel Repair Liability for this property, however, we would suggest you confirm with your solicitor.

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.

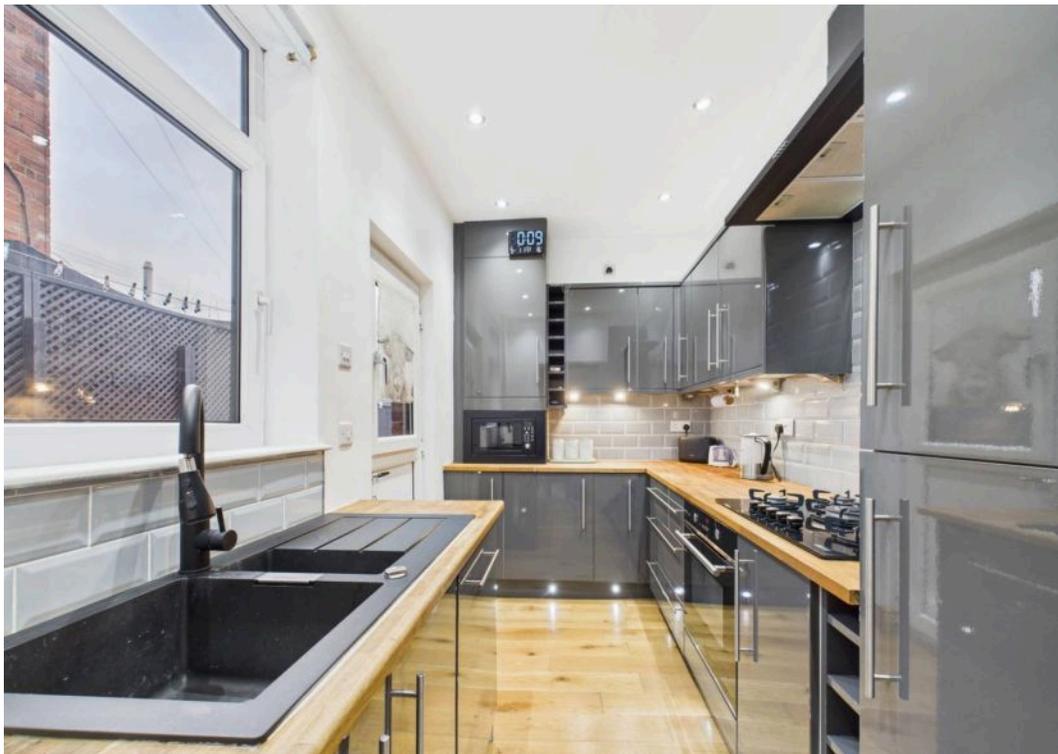
JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

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

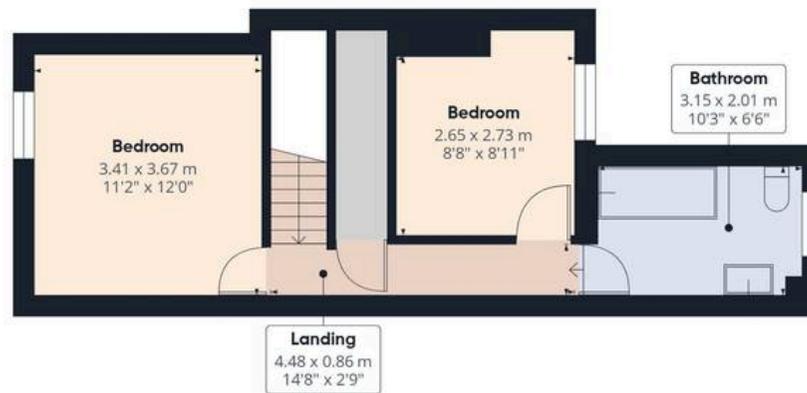
Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

95.1 m²

1023 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.

GIRAFFE360



JP Harll

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

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

