



**Yew Tree Close, Selby, YO8 3NE**  
**£150,000**





- One Bedroomed Quarter House
- South Facing Rear Garden
- 41 Sq. M. / 441 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Drainage
- Internet: FTTC. Mobile: 5G
- Brick Built Construction
- EPC Rating 'C' (71)
- Council Tax Band 'A'



Step inside this crisply decorated one bedroomed quarter house, a home that offers a delightful blend of comfort and practicality, all nestled within a thoughtfully designed 41 square metres (441 sq. ft.) of living space.

The welcoming side entrance opens into a light-filled living area, where soft neutral tones and well-placed windows invite the sunlight to dance across the room, creating an atmosphere that feels both airy and inviting. The open-plan layout cleverly maximises every inch, ensuring elbow room comes with elbow room, and offers the perfect space for both relaxing evenings and entertaining friends.

The newly fitted kitchen beckons with its modern fittings and abundance of storage, making culinary comforts a daily pleasure. There is ample worktop space for preparing everything from quick breakfasts to more elaborate meals, and the crisp décor ensures the space feels fresh and contemporary.

The lounge area offers space to curl up on the sofa, with a large window overlooking the rear garden and the staircase leads up to the first floor accommodation.

Upstairs, the bedroom cosies down into a peaceful retreat, complete with generous fitted wardrobe space and a tranquil ambience that encourages restful sleep. The newly fitted shower room, finished in clean, modern lines, is the perfect spot to refresh and relax, offering a sanctuary at the end of a busy day.

This quarter house is a rare find, offering a harmonious balance of style, function, and convenience, all ready for you to move in and make it your own. Whether you are stepping onto the property ladder, seeking a smart investment, or searching for a charming place to call home, this inviting space is ready to welcome you.

**Please Note:**

- New Windows and Doors 2022
- New Fence 2022
- New Gas Combi Boiler 2023
- New Kitchen 2023
- New Bathroom 2023
- New Floor coverings 2023

**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.

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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.

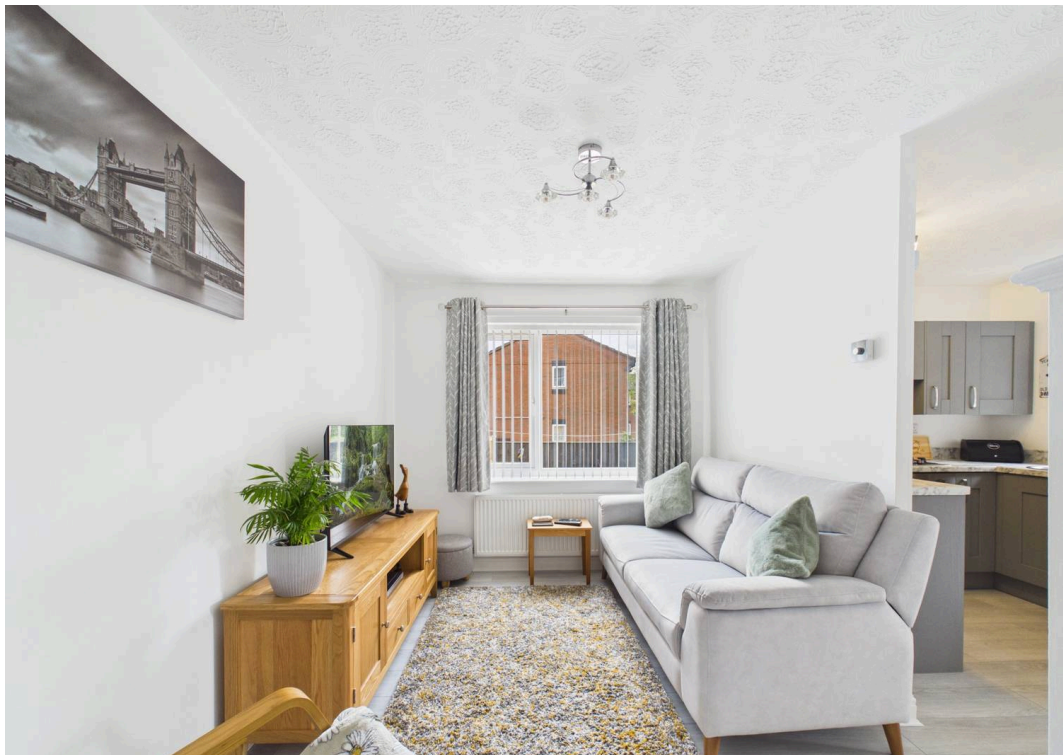
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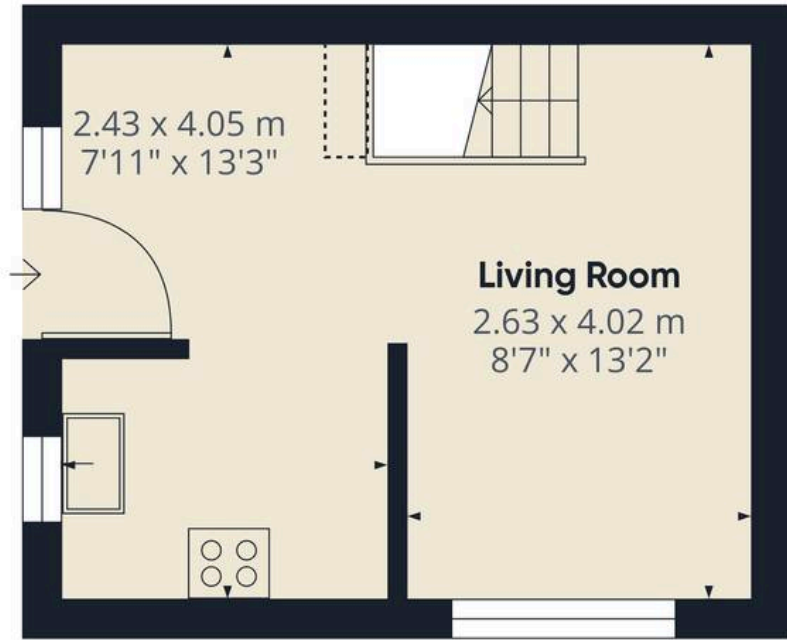
Should you require a mortgage to purchase a property, JP Harll have in-house, whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments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

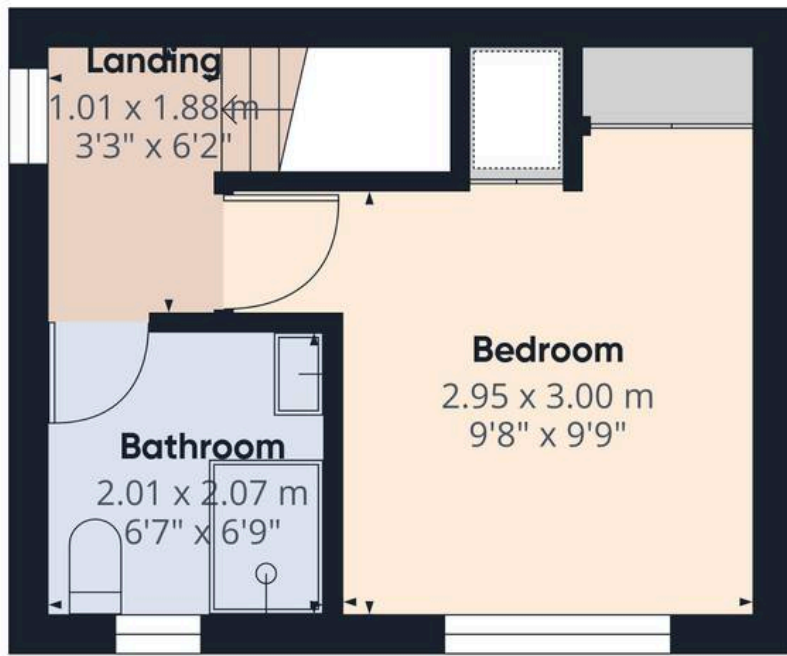
Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor



Floor 1



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

38.1 m<sup>2</sup>  
411 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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