



16 Wistow Road, Selby

Offers in Region of £500,000

JP HARLL



16 Wistow Road

Selby, Selby

- Four Bedroomed Detached House with Garage
- Approximately 0.48 Acre Plot
- 129 M2 / 1338 Sq. Ft.
- Mains Electricity / Mains Gas Central Heating.
- Mains Water / Mains Sewerage
- Freehold
- EPC Rating 'D' (60)
- Council Tax Band 'E'



16 Wistow Road

Selby, Selby

Welcome to this enchanting four-bedroom detached house, located on a sprawling approximately 0.48-acre plot. As you step into this abode, you are greeted by a symphony of space and comfort, beckoning you to embrace a lifestyle of tranquillity and luxury.

Nestled back from the quiet road, and enclosed by its own brick wall, glorious garden and abundance of driveway, discover the rural charm of this family home. The impressive portico entrance, stands centre stage. Step over the threshold and into the hallway, with doors leading to the lounge, dining room, kitchen, ground floor shower room and stairs leading up to the first floor accommodation.

The heart of the home beckons with its warm embrace. The lounge, with an abundance of natural light filters through the windows from two aspects, illuminating the space and creating an inviting ambience to unwind or host guests.

The large dining room boasts a generous bay window. This is the perfect space for hosting the Christmas tree, whilst you enjoy your Christmas dinner with the whole extended family. You will have enough space, but do you own enough chairs?

Elbow room comes with elbow room in this traditional working kitchen. It may not be modern, but offers a wealth of units and counter space. A door leads through into the generous sized study. Wouldn't it be wonderful, if you could knock through and make the most of the sensational garden views at the back? Or perhaps you would like to make the generous sized study a treatment room, or bedroom? The possibilities are endless here.

Beyond the study is a rear entrance hall and store.

As the day draws to a close, retreat to the four cosy bedrooms that offer peace and privacy. Each room is thoughtfully designed to provide a restful sanctuary, embracing you in serenity and comfort. Drift off to sleep amidst a

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.

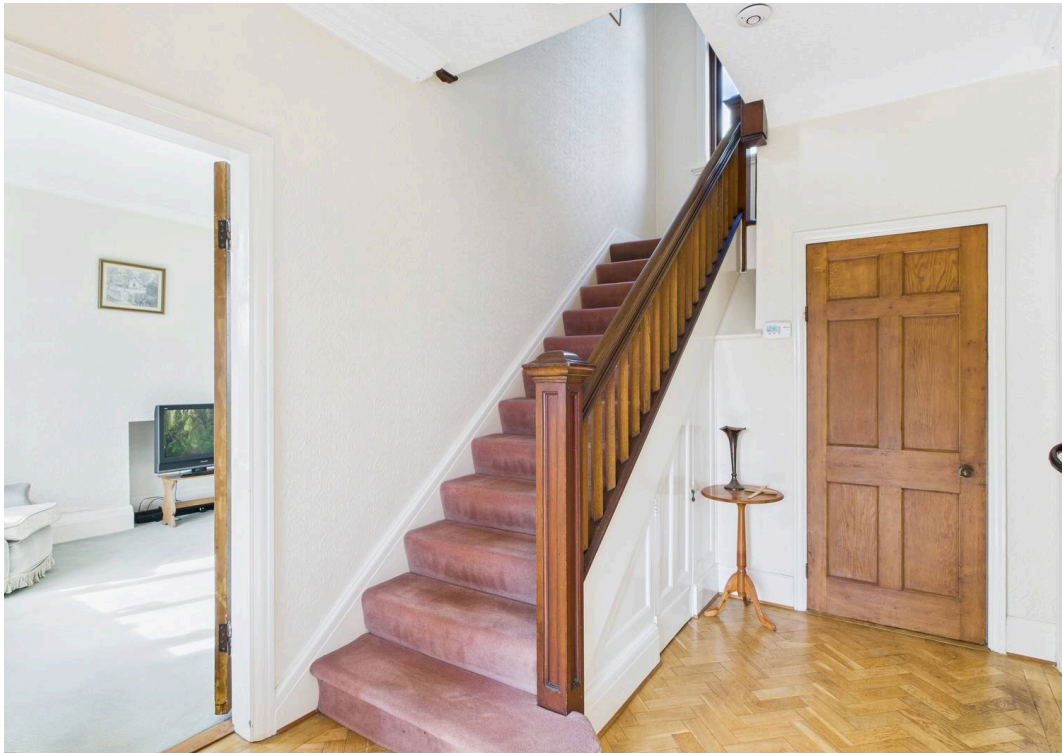
JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

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.

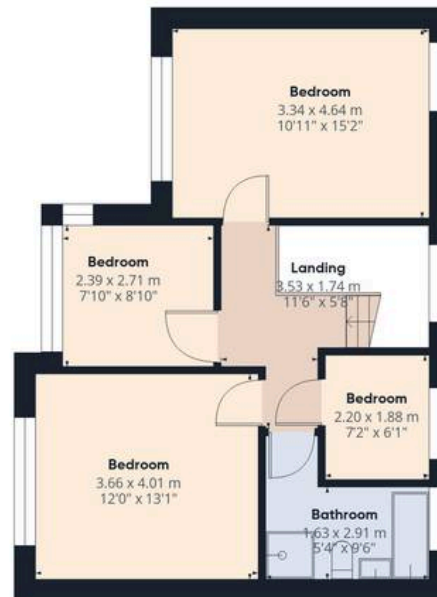
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

119.3 m²

1284 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.

GIRAFFE 360



JP Harll

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

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

