



**Low Meadow, Selby, YO8 4LB**

In Excess of **£250,000**





- Three Bedroomed Link-Detached House
- West Facing Rear Garden
- 107 Sq. M/ 1161 Sq. Ft.
- FREEHOLD
- Construction 'Brick Built'
- Mains Water. Mains Drainage
- Mains Gas Central Heating. Mains Electricity
- Broadband: FTTC. Mobile 5G
- EPC Rating 'D' (66)
- Council Tax Band 'C'



Nestled in a sought-after cul-de-sac, this charming three bedroom link-detached house offers a cosy retreat with a modern touch. Boasting a generous 107 M2 of living space, the property features a warm and inviting ambience throughout. Through the front entrance door and into the hallway, with doors leading to the ground floor cloaks/w.c., lounge and staircase leading to the first floor accommodation.

The semi-open plan lounge/dining room with doors for separating, offers space for the whole family with a gas fire as the focal point of the room, with French doors at the rear, so that you can enjoy the most of the West facing rear garden.

This modern and stylish practical kitchen is perfect for a keen cook. Integrated cooking facilities include an Electric oven with Ceramic hob and cooker hood over.

There is also a spacious utility room with cupboards, sink, breakfast bar and plumbing for washing machine. The utility room also provides access into the integral garage and rear garden.

Upstairs, you'll find three comfortable bedrooms and a generous sized bathroom, ideal for a growing family or those in need of a home office space.

Step outside to discover a delightful surprise in the form of the outdoor space that accompanies this charming abode. The West facing rear garden provides a sunny retreat it is low maintenance and mainly laid to lawn with some attractive stone borders.

Whether you're sipping a glass of wine under the stars or tending to your favourite blooms, the outdoor space of this property is sure to charm and inspire.

To the front is a driveway and access to the garage.

Don't miss out on the chance to make this idyllic setting your own and create lasting memories in the heart of this welcoming community.

**Property Information Disclaimer**

- Boiler Last Serviced August 2025
- New Windows installed in 2019
- Loft boarded out for storage and ladder added for access in 2021
- Rear Fence replaced in 2025

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.

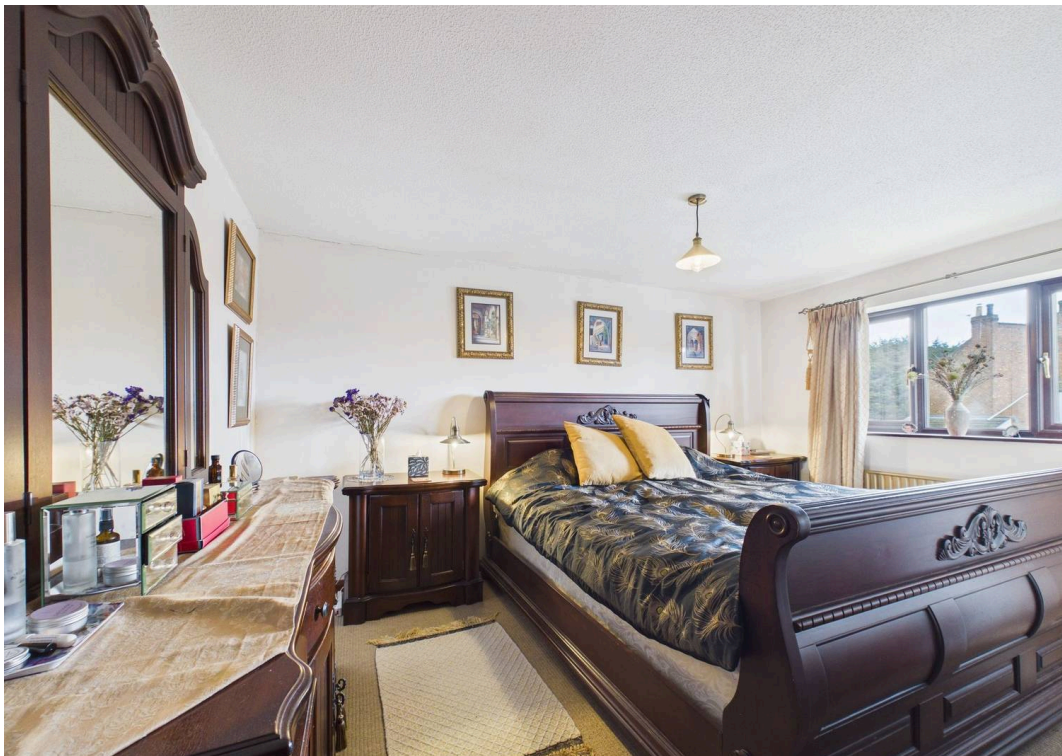
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

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





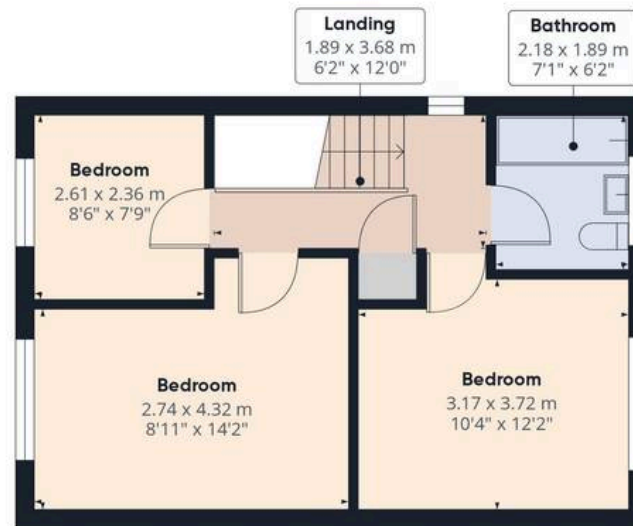


Ground Floor

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

107.8 m<sup>2</sup>

1161 ft<sup>2</sup>



Floor 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/

