



Palmer Grove, Selby

£315,000

**Stephensons**  
estate agents & chartered surveyors

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Palmer Grove,  
Selby YO8 9AP

Est. 1871

£315,000

Nestled in a sought-after position just off Green Lane, this well-presented three-bedroom detached bungalow occupies a generous plot and benefits from a detached garage, ample driveway parking, and beautifully maintained gardens.

The accommodation is entered via the conservatory to the rear of the property, providing a welcoming additional reception space and a pleasant outlook over the garden. Leading on from here is the spacious lounge/diner, a versatile and light-filled room enhanced by a large bay window overlooking the front garden.

Conveniently positioned off the dining area, the kitchen is fitted with a range of wall and base units together with an integrated double oven and under-counter fridge. Located to the rear of the property, the kitchen also enjoys views across the garden.

The property offers three well-proportioned double bedrooms. Bedroom one benefits from a bright front-facing bay window, allowing for an abundance of natural light, while bedroom two overlooks the rear garden and bedroom three is positioned to the side of the property.

There are two shower rooms serving the home. The rear bathroom comprises a shower cubicle, pedestal wash hand basin, W.C. and chrome heated towel rail. The second shower room features a walk-in shower, pedestal wash hand basin,



Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
Broadband Coverage: Up to 1600\* Mbps download speed  
EPC Rating: 67 (D)  
Council Tax: North Yorkshire Council Band D  
Current Planning Permission: No current valid planning permissions  
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent -  
Stephensons Estate Agents - 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.



W.C. and chrome heated towel rail.

Externally, the property truly excels with a beautifully maintained rear garden offering a wonderful balance of open lawn, mature planting, and private outdoor living space. Framed by established shrubs, ornamental grasses, and mature trees, the garden provides a peaceful and secluded setting ideal for relaxing or entertaining. To the side/rear of the property is a detached single garage with up-and-over door, power, and lighting, alongside a spacious driveway providing parking for multiple vehicles.

## Partners:

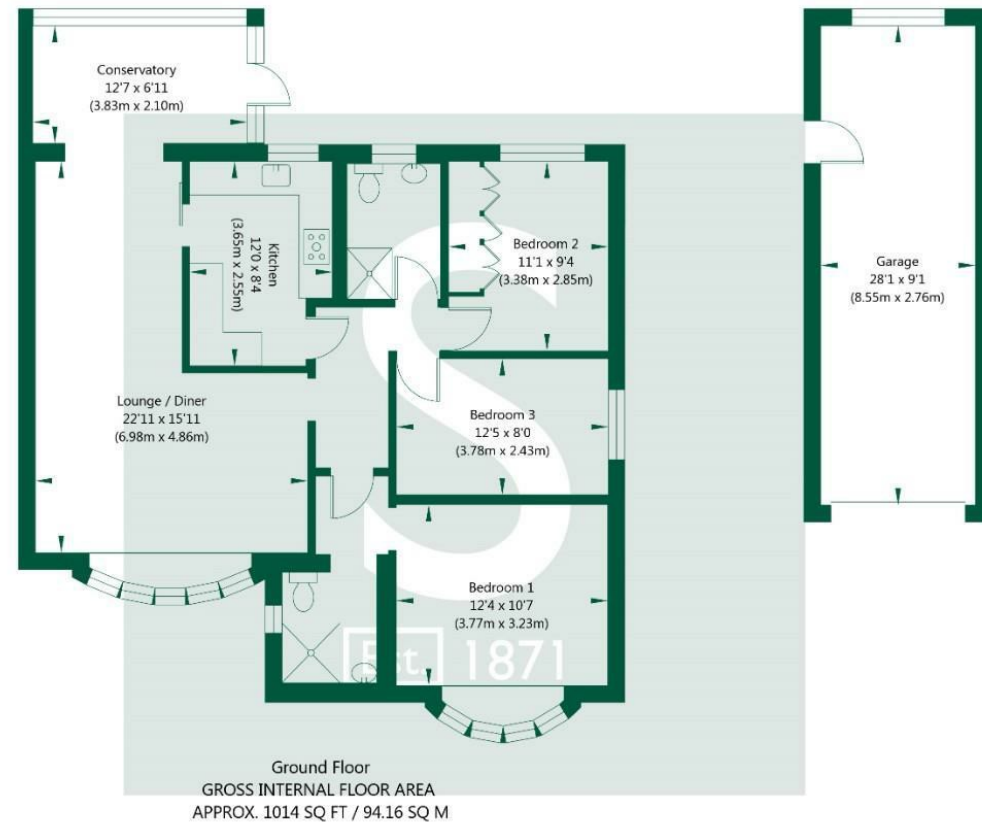
J F Stephenson MA (Cantab) FRICS FAAV  
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## Palmer Grove, Selby, YO8 9AP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1014 SQ FT / 94.16 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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