



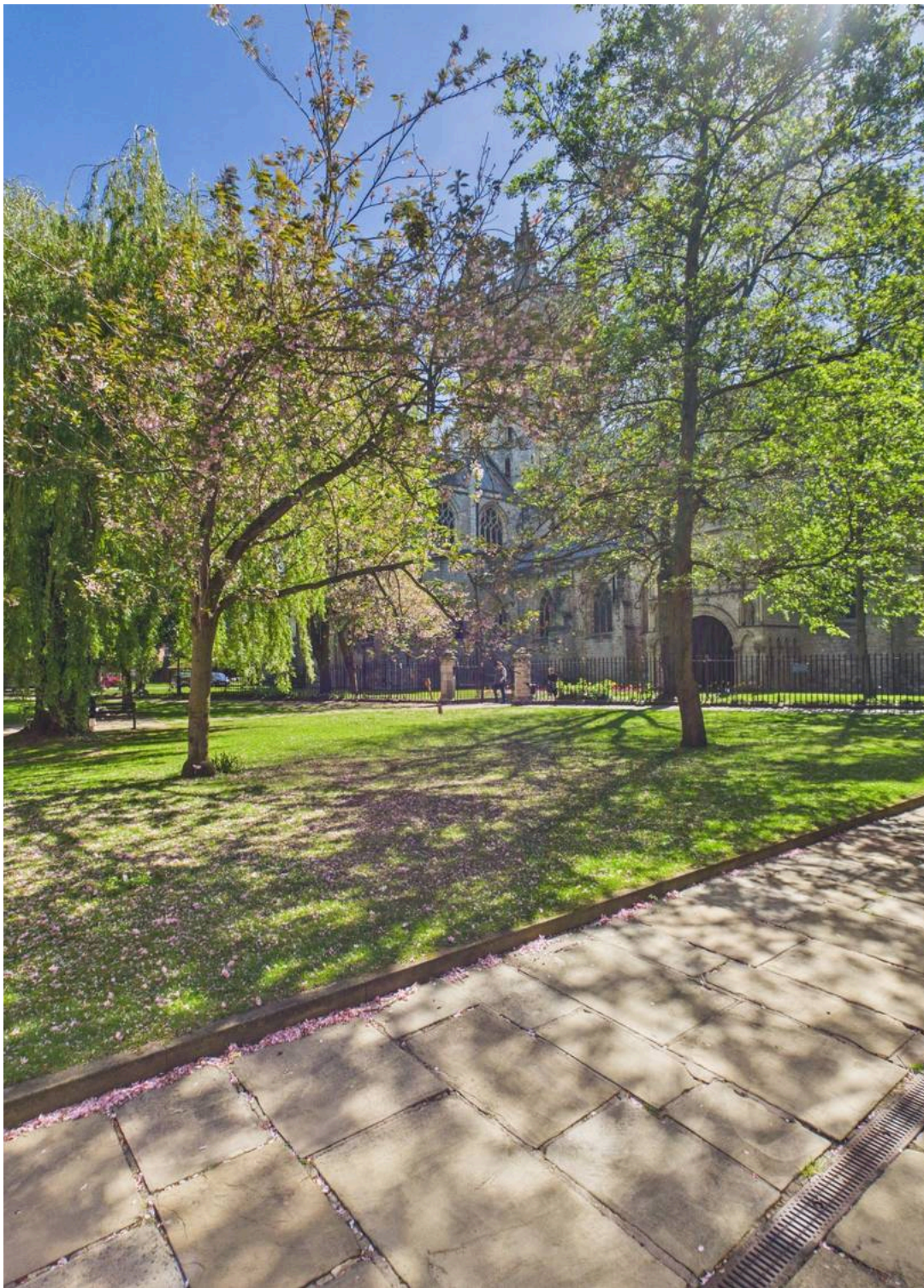
## Abbey Place, Selby, YO8 4PF

Offers in Region of Offers In the Region of £245,000





- Grade Two Listed Four Bed Terraced House
- Shared Rear Courtyard and Fabulous Abbey Views
- 107 Sq. M/ 1156 Sq. Ft
- Mains Gas Central Heating. Mains Electricity
- Mains Water. Mains Drainage
- Brick Built Construction
- FREEHOLD
- Easy Access to Selby Town Centre
- EPC Rating 'C' (71)
- Council Tax Band 'B'



Welcome to Abbey Place and this most handsome Georgian three storey Terraced House offered with no onward chain.

With stunning views of Selby Abbey and within easy reach of Selby Town this property would be perfect for anyone looking for both space and convenience.

Entering through the front door into the entrance hall which is a lovely, light space you turn left into the large lounge with feature fireplace and attractive sash window (which are a feature throughout this home)

The dining kitchen has tiled floors with cupboards and worksurfaces to one wall with plenty of space for a dining table. There are two storage cupboards and the boiler is also in the kitchen. The rear shared courtyard is also accessed via the back door in the kitchen.

Ascending the stairs to the first floor you find two large bedrooms with feature fireplaces and large windows. The family bathroom with corner bath, shower cubicle, basin and toilet as well as another small cupboard containing toilet and hand basin.

The second floor also features two large bedrooms one with storage cupboards.

Externally to the rear is a shared courtyard and to the front is Abbey Yard with blossom trees, benches and beautiful views of Selby's spectacular Abbey.

Please note. This property is grade two listed - find more information here [Living in a Grade I, Grade II\\* or Grade II Listed Building | Historic England](#). The property overlooks the old Cholera burial ground. The property lies within Selby Town Conservation area. There is no parking with this property (long stay parking available on Back Micklegate)

**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.

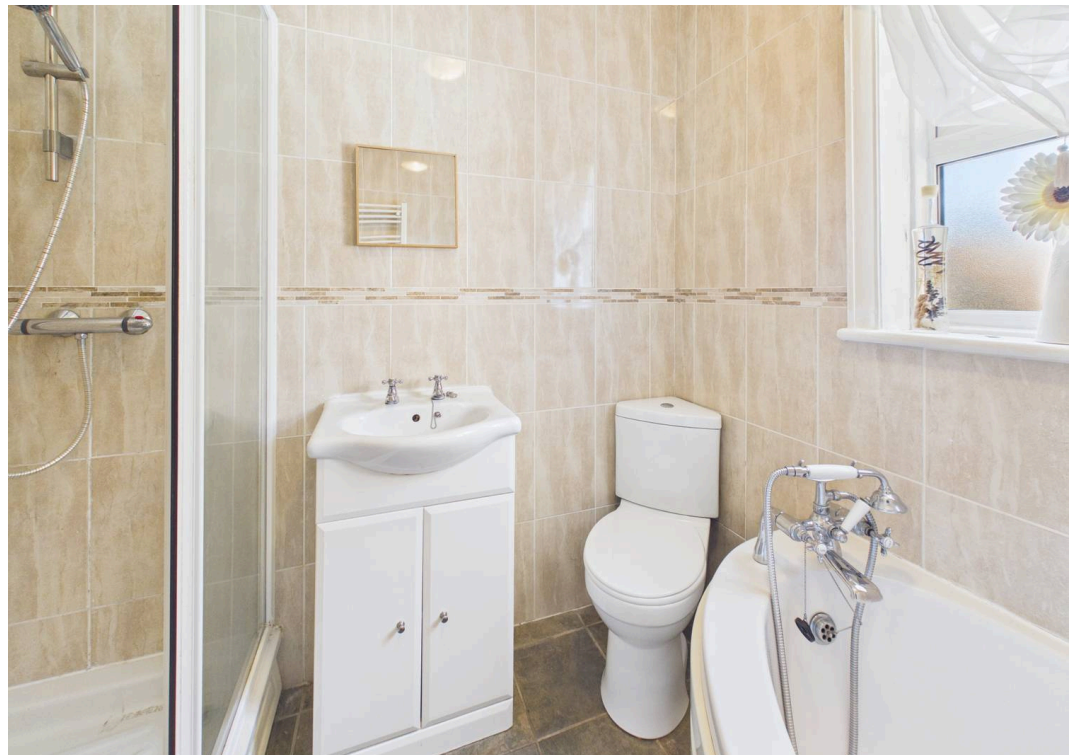
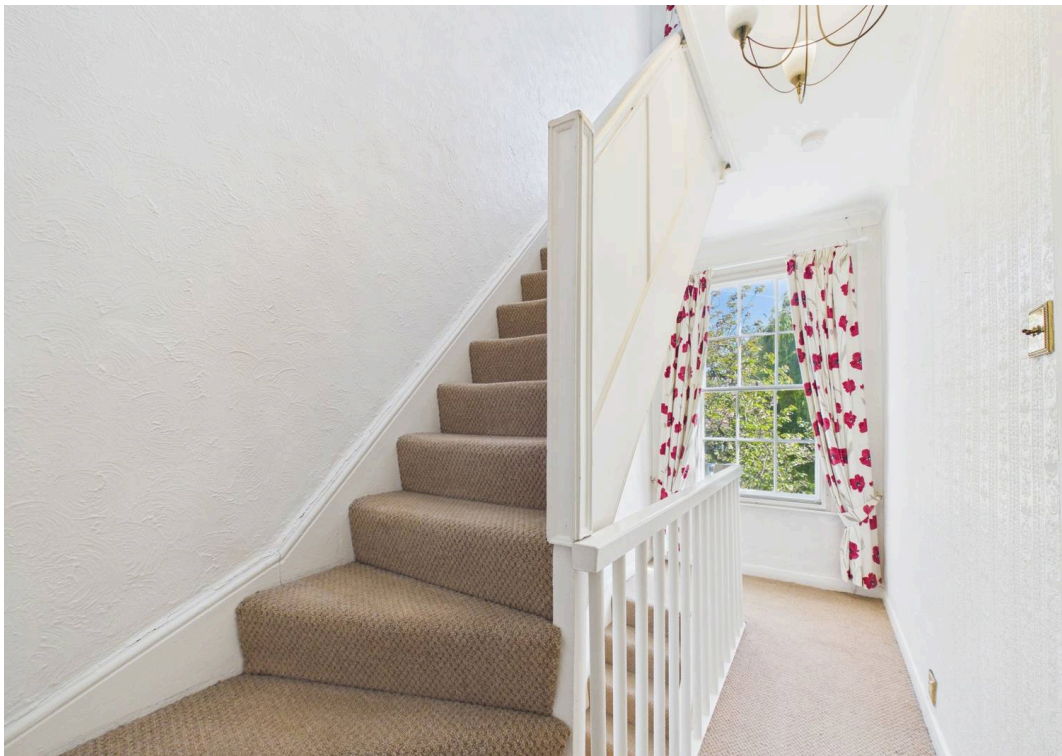
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

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.

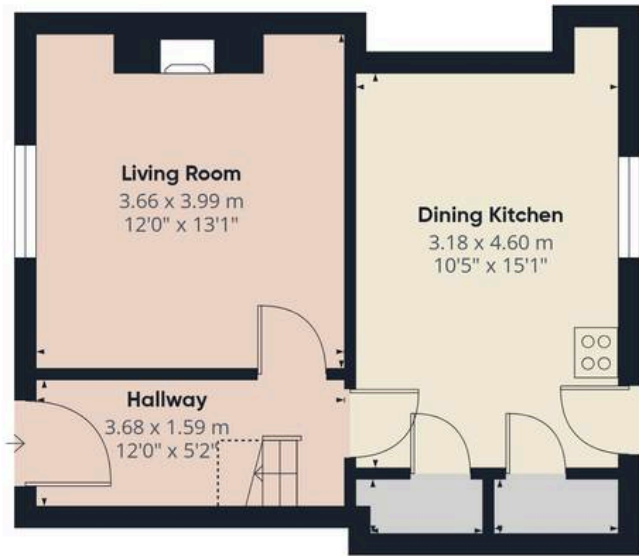
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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

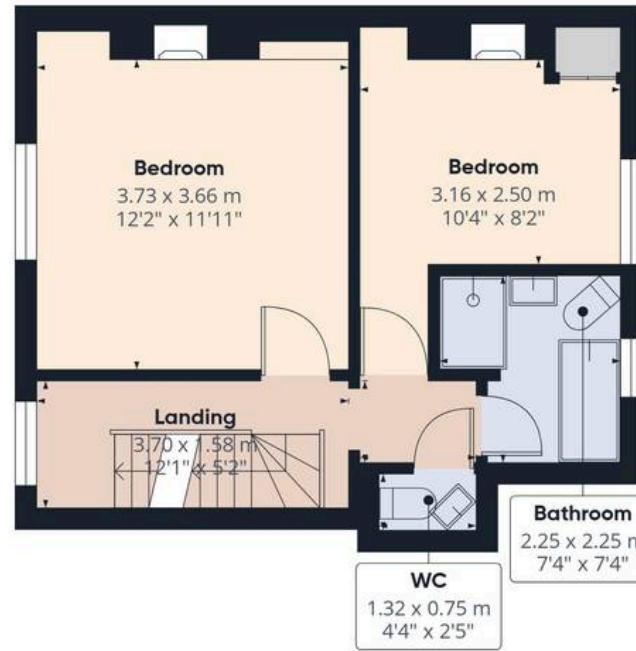








Ground Floor



Floor 1



Floor 2

<b>Approximate total area<sup>(1)</sup></b>
107.4 m <sup>2</sup>
1156 ft <sup>2</sup>
<b>Reduced headroom</b>
0.5 m <sup>2</sup>
5 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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