



Abbots Mews, Selby, YO8 8RS

In Excess of £230,000





- Four Bedroomed End Of Terrace House
- South Facing Rear Garden
- 96 Sq. M. / 1041 Sq. Ft.
- Allocated Parking To Front With EV Charging Point
- Mains Gas Central Heating. Mains Electricity
- Mains Water. Mains Sewerage
- Brick Built Construction
- FREEHOLD
- EPC Rating 'C' (72)
- Council Tax Band 'C'



Nestled within a modern estate, within walking distance of the three lakes amenities, this four bedroomed, end terraced townhouse offers a twenty first century living experience, garage conversion and south facing rear garden. Boasting a contemporary design, this property pairs comfort with elegance, ensuring a harmonious atmosphere for its occupants.

Upon entering, residents are greeted by a spacious interior spanning an impressive 96 square metres (1041 square feet). The property features a meticulously planned layout that seamlessly integrates modern convenience with timeless charm. The ground floor comprises a welcoming entrance hall with ground floor w.c leading to a bright and airy, kitchen/diner, perfect for relaxation and entertaining. Integrated appliances comprise oven and hob with space for fridge/freezer and washing machine. Rear door leads out into the south facing rear garden. There is also a fourth bedroom on the ground floor.

Ascending to the first floor, the spacious lounge is the perfect place to enjoy quiet evenings in with window overlooking the rear garden.

The master bedroom features built in wardrobes and access to the attractive shower room en-suite. The second bedroom also a double with fitted wardrobes. The family bathroom comprises bath with shower over, sink and toilet. The bathroom finishes are stylish black with black edged glass shower screen

The South facing, low maintenance rear garden provides a peaceful decked area leading onto a lawned area with raised rose beds. There is also access to take bins out to main road from the rear garden.

To the front of the property is an allocated parking space with further on street parking available.

In conclusion, this property presents an opportunity to own a distinguished townhouse that embodies quality craftsmanship, contemporary design, and a tranquil living environment. With its impeccable features and desirable location, this residence is sure to captivate those seeking a sophisticated and comfortable abode.

Important Information

- Property awaiting building control certificate for garage conversion.

Property Information Disclaimer

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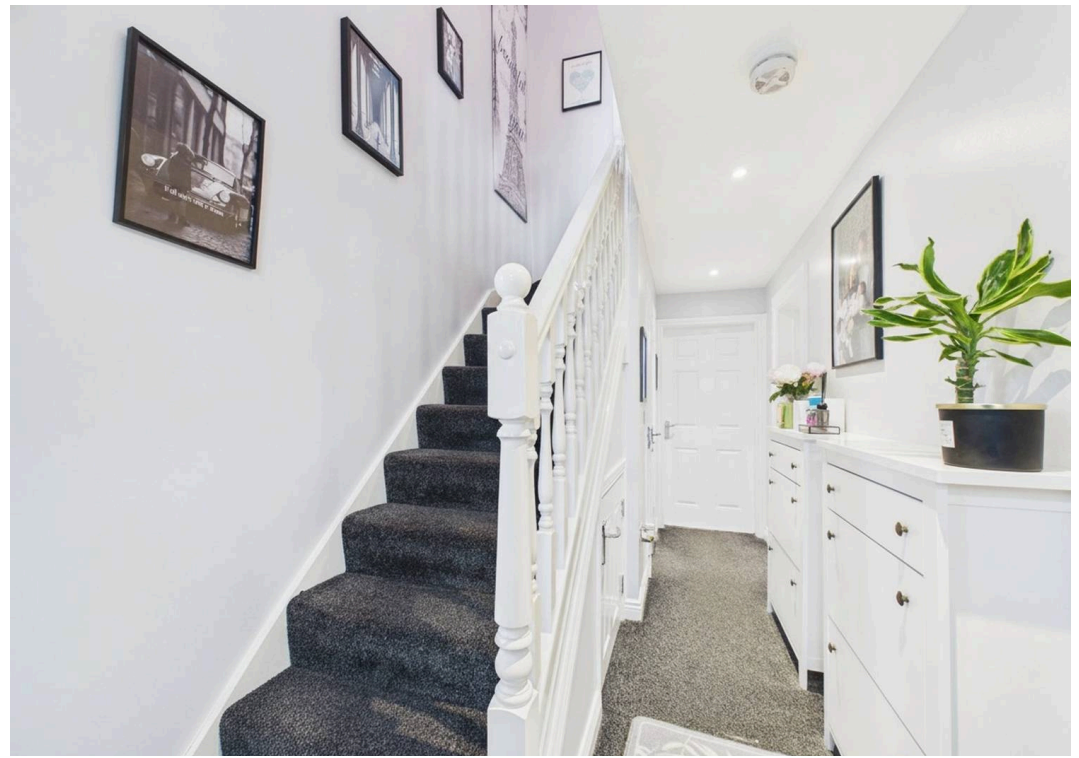
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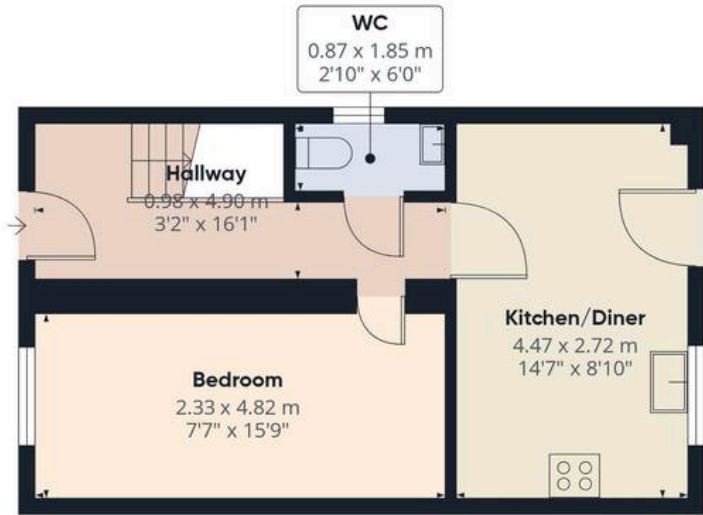
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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









Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

96.8 m²

1041 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.



JP Harll

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