



The Ruddings, Selby, YO8 9AG

Offers Over £247,500

JP HARLL



- Two Bedroomed Detached Bungalow
- 66 Sq. M/ 710 Sq. Ft.
- South Facing Rear Garden
- Off Street Driveway Parking
- Mains Water. Mains Drainage
- Mains Gas Central Heating. Mains Electricity.
- FREEHOLD
- Brick Built Construction
- EPC Rating 'D' (62)
- Council Tax Band 'C'



Offered with no chain and tucked away in this much sought after location just off Courtneys, this much loved, two bedroomed, detached bungalow exudes an air of peace and comfort. With a south-facing rear garden bathing in sunlight and plenty of driveway parking, this home is just what you have been waiting for.

Entering through the front entrance door and into the hallway, take the first door on your left, which takes you straight into the open-plan lounge/dining room. The lounge boasts an Oriel bow window and gas fire. The dining area has French doors, which open out onto the rear garden.

The kitchen offers a range of wall and floor units with space for an Electric cooker, fridge and freezer. The stainless steel sink sits beneath the kitchen window. A side rear door leads outside.

As you wander back through the hall which the current owner had used as a dining area, you'll find a principal bedroom with built in wardrobes, further bedroom which has fitted wardrobes and desk/dressing table and the shower room (which has been recently updated).

Outside, to the front is an open-plan, lawned garden with driveway which leads up to the wooden gates and rear garden beyond. The lawn wraps around the bungalow to the rear. There is also a good size Summer house which looks down the length of the garden.

In conclusion, this two bedroom, detached bungalow stands as a testament to the beauty of tranquil living, in this quiet popular location.

Please Note:

- Probate granted.

- **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.

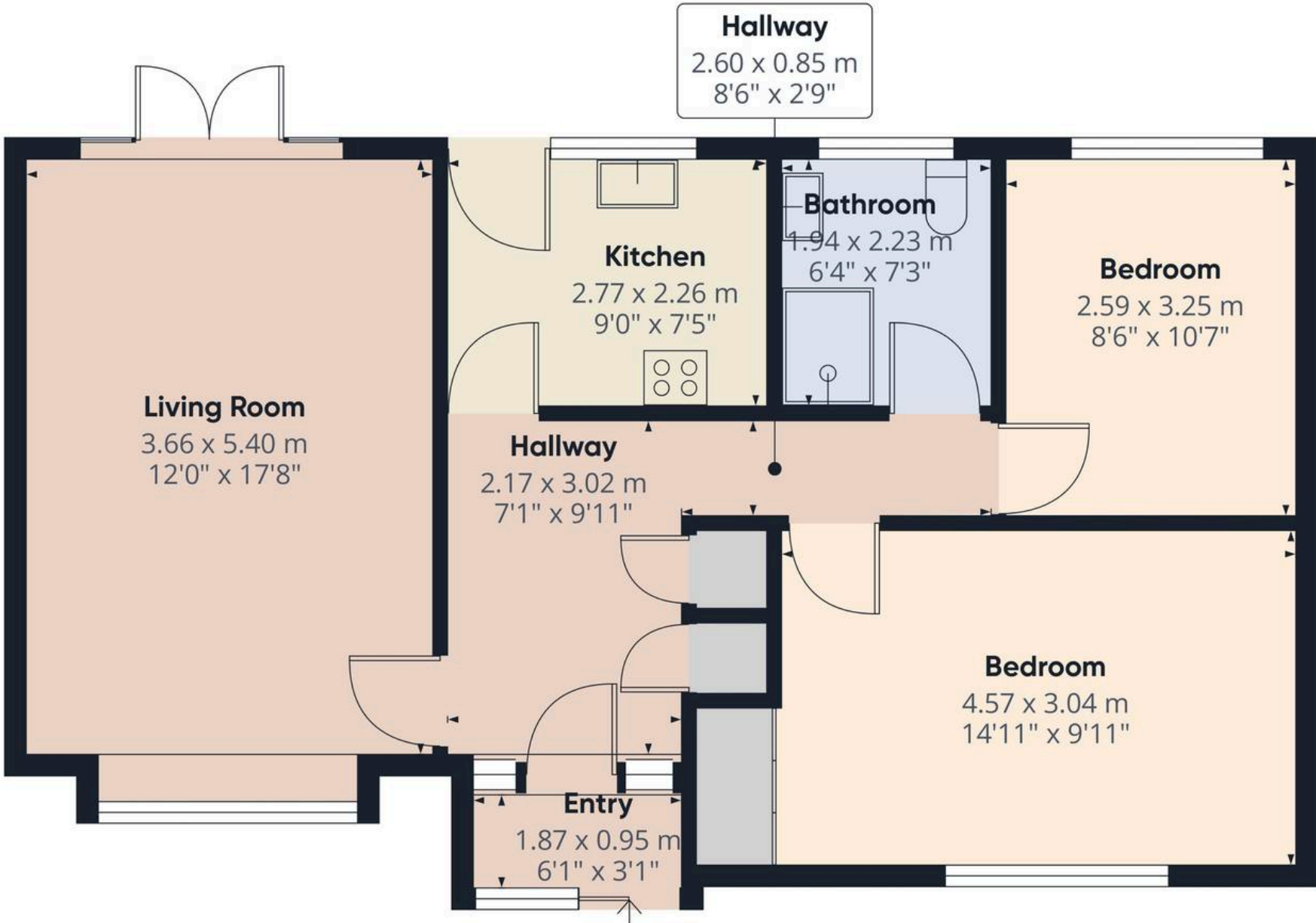
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up 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







Approximate total area⁽¹⁾

66.8 m²
718 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

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

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

