



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 'TBC'
- Mains Water. Mains Drainage
- Mains Gas Central Heating. Mains Electricity
- Broadband: FTTC. Mobile 5G
- EPC Rating 'TBC' ()
- 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.

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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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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.

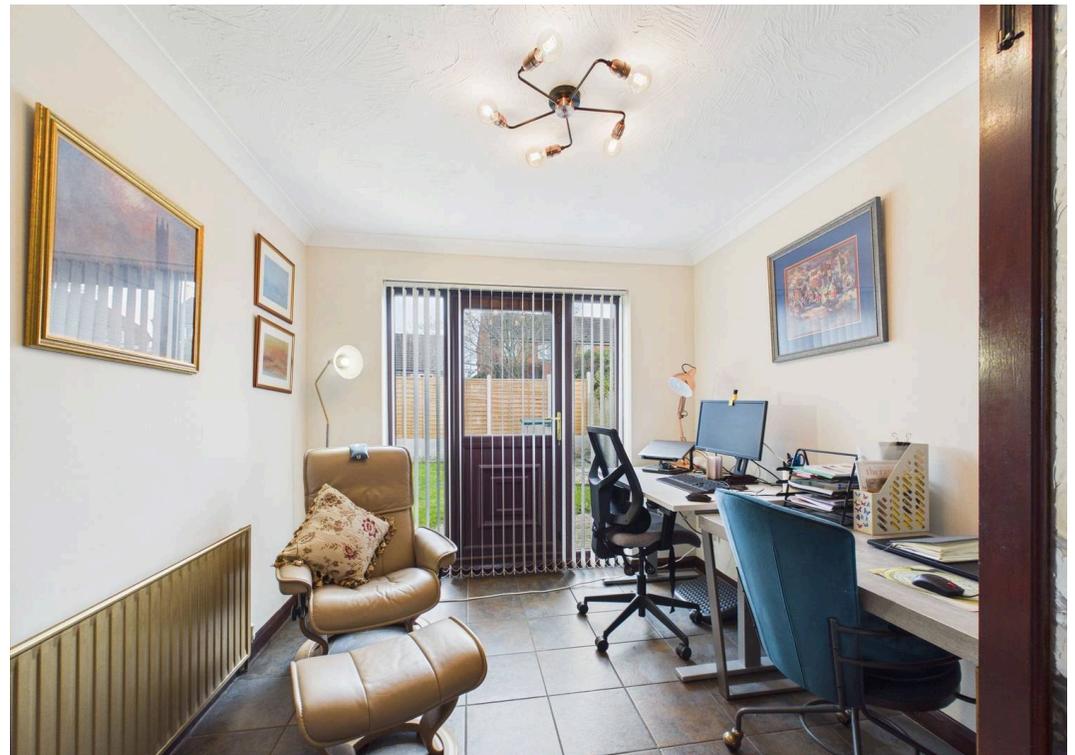
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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





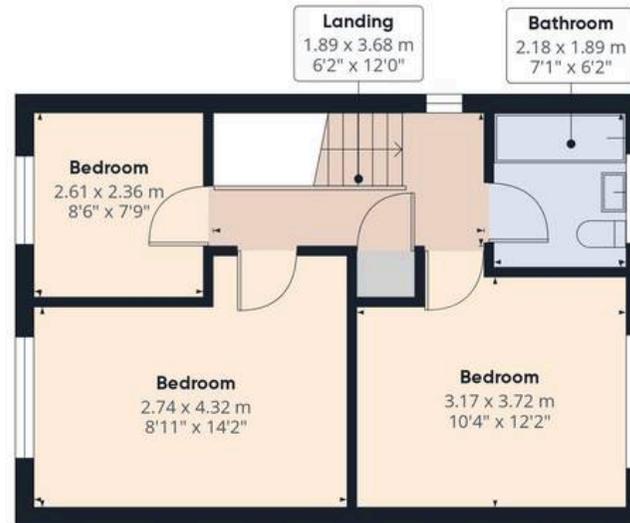


Ground Floor

Approximate total area⁽¹⁾

107.8 m²

1161 ft²



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

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