



Brackenhill Avenue, Selby, YO8 9AT
£240,000



- Three Bedroomed Semi-Detached House
- 91 Sq. M/ 987 Sq. Ft
- West Facing Rear Garden
- Detached Garage And Driveway Parking
- Gas Fired Central Heating System. Mains Electricity
- Mains Water Supply. Mains Sewerage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'TBC' ()
- Council Tax Band 'C'



Introducing this charming three-bedroom semi-detached house with no onward chain, located in this most popular of locations close to Brayton. Upon entering the home, you are greeted by a well-proportioned living room, perfect for relaxing evenings or entertaining guests. The generous front window allows the natural light to flow through, creating a bright and airy living space.

The fitted kitchen offers plenty of work surface and cupboard space with space for fridge, freezer, cooker and washing machine.

There is a good sized dining room with doors out to the garden.

Also to the ground floor is a double bedroom and house bathroom.

Ascending the stairs, you will discover two generously sized bedrooms, each offering a peaceful retreat to unwind at the end of the day.

There is also another room (with some restricted head height) that would make a perfect office/craft or children's play room.

The west-facing, low maintenance garden provides a tranquil outdoor space where you can enjoy a morning coffee or an alfresco dinner on warm summer evenings. There is a greenhouse and shed as well as beautiful rural views to the rear of the garden.

To the front is a delightful tropical feeling garden with paved driveway to the detached garage.

Viewing is essential to appreciate the space on offer.

Please note this property is subject to probate so any potential buyer will need to be able to allow time for this to be completed.

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.

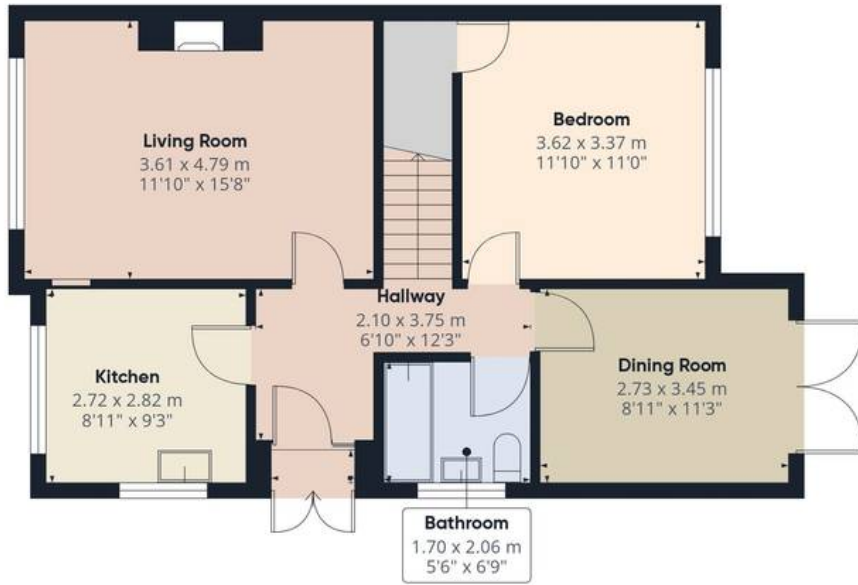
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up 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 Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

106.3 m²

1146 ft²

Reduced headroom

4.2 m²

45 ft²

(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.

GIRAFFE360



JP Harll

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

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

