



**Hill Field, Selby, YO8 3ND**

OIRO £180,000





- No Onward Chain
- Two Bed Semi-Detached Bungalow
- North East Facing Rear Garden
- Garage And Gardens To Front And Rear
- 69 Sq. M/ 745 Sq. Ft
- Mains Water. Mains Drainage
- Mains Electricity.
- FREEHOLD
- EPC Rating 'TBC' ( )
- Council Tax Band 'B'



Offered with no onward chain is this 2 bed semi-detached bungalow with garage and gardens to front and rear.

Situated in this popular location the bungalow has been well loved by the previous owner and would benefit from some works to bring it up to a modern standard.

Entering through the front door and through the entrance porch into the inner hallway you turn right into the kitchen with a selection of wall and floor cupboards and worksurfaces - plenty for any keen cook.

From the inner hall we also access the living room, a good size, bright room with feature fireplace and large window overlooking the front garden.

At the rear of the property are the two bedrooms the master a spacious double with built in wardrobe and large window overlooking the rear garden. The second bedroom would be a great single bedroom, nursery or office.

The bathroom features bath, sink and toilet.

Externally the property benefits from low maintenance rear gardens to the front and rear as well as a tandem driveway and garage which has power and lighting.

## **Important Information**

### **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.

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

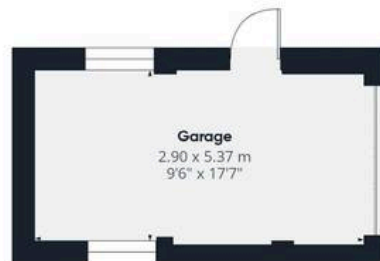
Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

69.2 m<sup>2</sup>  
745 ft<sup>2</sup>

(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.

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**JP Harll**

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