



**Topcliffe Court, Selby, YO8 3WB**

Offers Over **£190,000**





- Well Presented Two Bedroomed Semi-Detached House
- 52 Sq. M/ 559 Sq. Ft
- North West Facing Rear Garden
- FREEHOLD
- Brick Built Construction
- Mains Electricity. Mains Gas Central Heating
- Mains Water. Mains Sewerage
- Mobile: 5G. Internet: FTTC
- EPC Rating 'D' (63)
- Council Tax Band 'B'



Nestled within the popular Topcliffe Court development, this immaculately presented two-bedroom semi-detached house with off street parking occupies a lovely plot close to Selby Town and green spaces.

Stepping into the property you are greeted by the light and airy entrance hall with space for coats and shoes.

Through the door in the entrance hall you enter the spacious lounge with large window to the front with stairs leading to the first floor accommodation.

The ground floor also encompasses a well-proportioned and attractive modern breakfast kitchen, offering a perfect retreat for relaxation and social gatherings. Beside the breakfast bar are French doors leading into the well proportioned rear garden.

Ascending the stairs to the first floor you will find the master bedroom at the front of the property. The second bedroom overlooks the rear of the property.

The attractive fitted Family bathroom sits next to the second bedroom and is fully tiled with toilet and sink.

Externally, the property benefits from a private, secure north west facing garden, providing a pleasant outdoor space for al fresco dining, gardening, or simply unwinding amidst the fresh air.

There is a shared drive at the front with space in tandem for two cars.

In summary, this charming two-bedroom semi-detached house offers a perfect blend of comfort, style, and practicality, making it an ideal home for those seeking a warm and inviting living space in a desirable location. Viewing is highly recommended to appreciate the full potential of this wonderful property.

### **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.

#### Important Information

- Boiler Serviced January 2026.
- This Property Shares Drive With Number 15

#### **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.

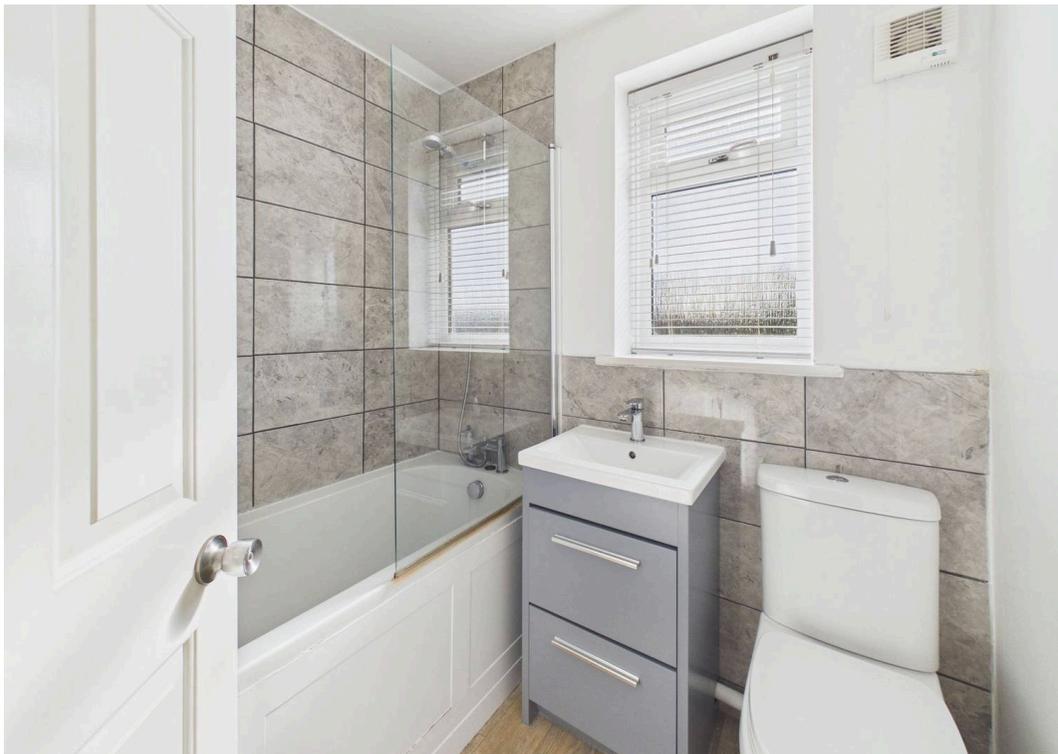
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

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

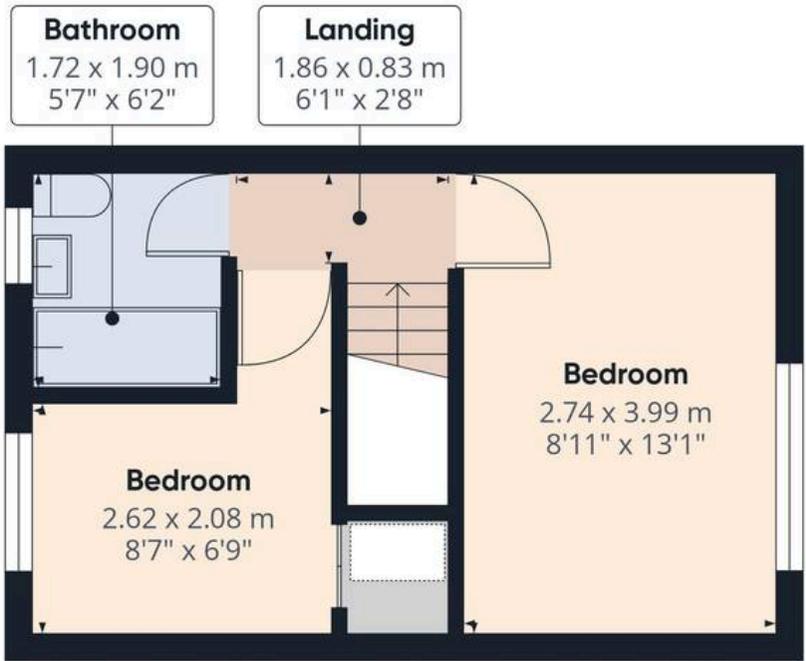
Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor



Floor 1



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

50.1 m<sup>2</sup>  
538 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(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.



**JP Harll**

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

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

