



Peppermint Way, Selby, YO8 4QY

Offers Over **£200,000**





- Two Bedroomed Semi-Detached Bungalow
- 57 Sq. M/ 613 Sq. Ft.
- North-East Facing Rear Garden
- Off Street Parking And Garage
- FREEHOLD
- Brick Built Construction
- Mains Water. Mains Drainage
- Mains Electricity. Mains Gas Central Heating System
- EPC Rating 'D' (65)
- Council Tax Band 'B'



We are pleased to offer this attractive two bedroomed semi-detached bungalow for sale. Located in a very popular and convenient spot ideal for walking into Selby Town and the plethora of local amenities.

The bungalow has undergone a series of improvements by the current owner and has been transformed into a modern feeling space with low maintenance garden and garage.

Entering through the side door into the hallway, you can access via sliding barn door the second bedroom with large window for plenty of light and fresh air.

From the hallway you enter the heart of this home. The 'entertaining space' features kitchen, lounge and dining area - this lovely light space is perfect for hosting dinner parties or relaxing on an evening.

The stunning kitchen with grey units, gold accents, under counter sink and wooden worksurfaces is a real cooks delight. Built in appliances include oven, hob, fridge and freezer.

For further living space there is a conservatory which leads out into the garden.

The Bathroom is accessed from the entertaining space and features bold 'colour drenching' to the walls and ceiling. The bathroom features bath with shower over, black framed glass screen, sink and toilet.

The master bedroom features large window so again is a lovely light space with dressing room complete with built in wardrobes. There is also a handy toilet which also has plumbing for a washing machine.

Outside to the front is a neat and stoned garden with tandem driveway; perfectly able to accommodate two cars. There is also a garage.

To the rear is a low maintains enclosed garden which is mainly stoned with paved patio area and shrubs/trees for interest.

We expect this bungalow to be popular so early viewing is recommended.

Important Information

- New heating system including new boiler installed September 2021.
- Internal wall removed to create larger living area in 2021 (no certificates required)
- Full rewire and new consumer unit fitted 2021
- Electric supplier Octopus/ Water supplier Yorkshire water

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.

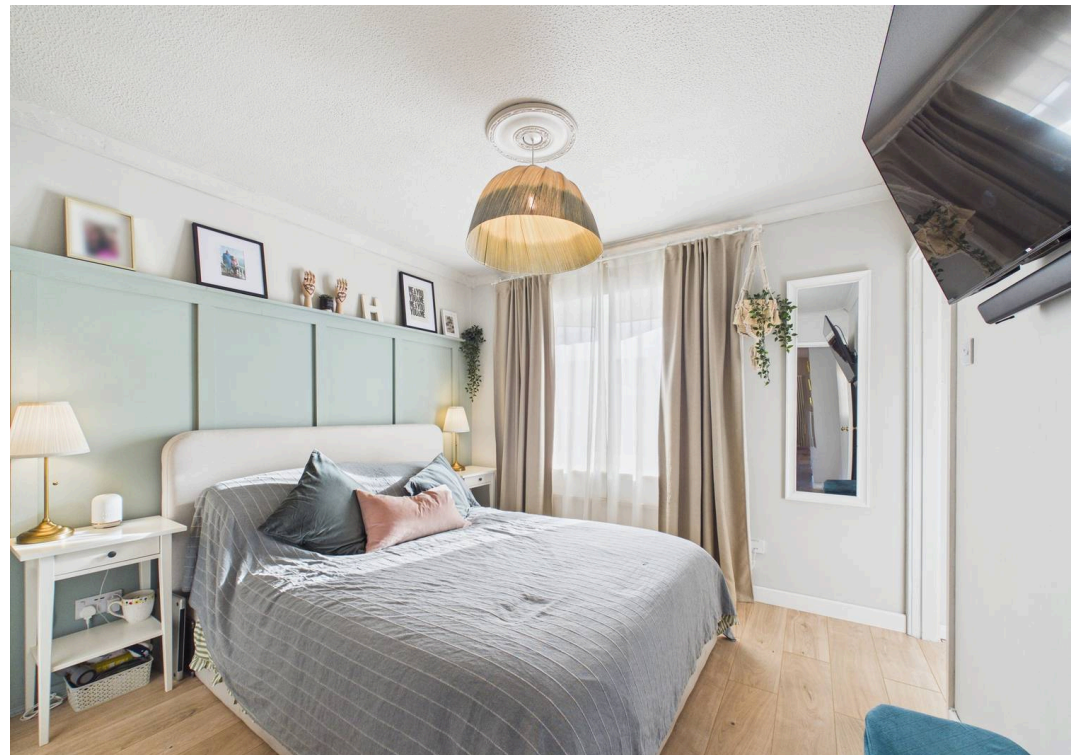
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

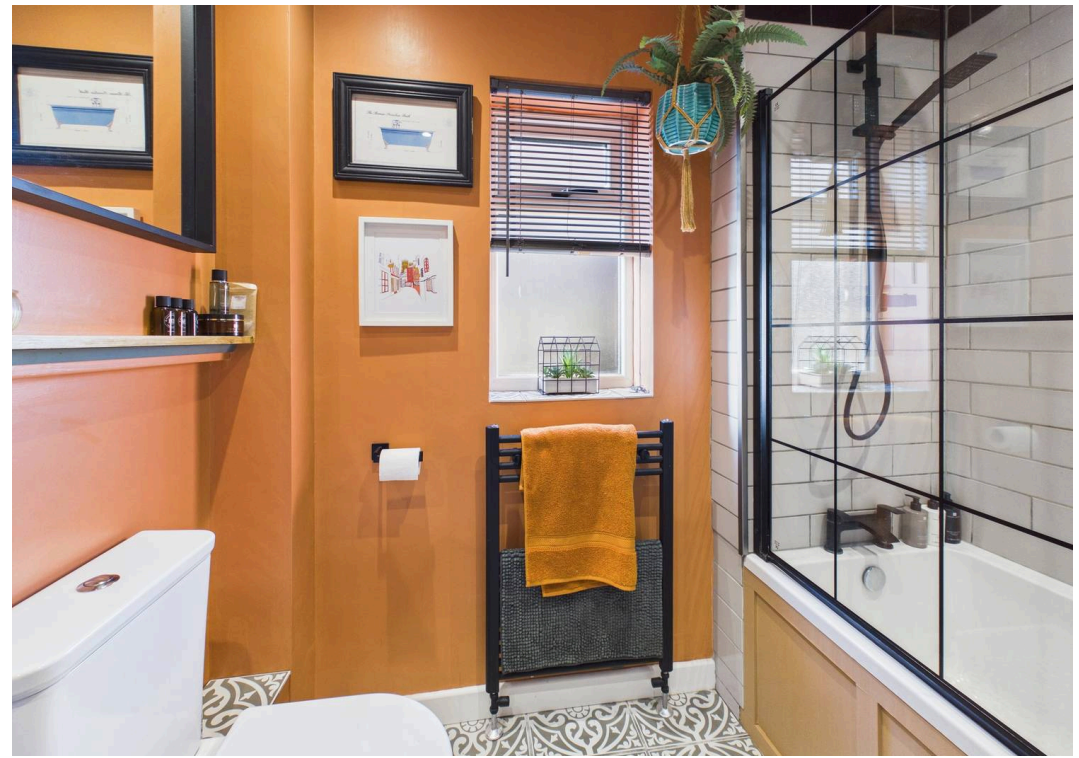
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up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

83.5 m²
899 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.



Ground Floor



JP Harll

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

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

