



Parkways, Selby, YO8 9BB

In Excess of **£300,000**





- Beautifully Presented Extended Four Bedroomed Detached Family House
- South Facing Rear Garden
- Driveway Parking For Two Cars
- 106 Sq M / 1147 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity
- Mains Water. Mains Sewerage
- FREEHOLD
- Construction 'Brick'
- EPC Rating 'C' (74)
- Council Tax Band 'D'



Step beyond the crisply inviting composite front door and discover the perfect blend of modern comfort and family-friendly design in this beautifully presented extended four-bedroom detached house.

Bathed in natural light, every corner of this home radiates a sense of ease and welcome, with a layout that flows effortlessly to suit both lively gatherings and quiet moments alike. There are Bluetooth speakers in the kitchen and bathroom for those who like to listen to music whilst cooking or relaxing.

The heart of the house is undoubtedly the gorgeous family entertaining kitchen and dining area, where an industrial-chic aesthetic meets dark and sophisticated units elevate the every-day practicality. Here, sleek surfaces and robust fittings set the stage for culinary creativity, while generous proportions make it a natural hub for conversation and connection. Bi fold doors open out into the rear garden and allow the inside to meet outside for those long summer nights.

A separate lounge provides space for relaxation, watching tv and spending time as a family. A large window overlooks the front of the property and bathes the space in natural light.

The ground floor extension offers a versatile bonus – currently a gym but would make another great reception room – providing elbow room for hobbies, workouts, or simply escaping with a good book.

Upstairs, four well-proportioned bedrooms promise restful nights and personal space for every member of the household, each room accentuated by the home's airy ambience and thoughtful detailing.

The modern, attractive bathroom is a sanctuary for relaxation, featuring contemporary fittings and a calming palette. Comprising shower, sink and toilet.

The rear garden is low maintenance with attractive tiled and decked areas on different levels providing interest and options for utilising this space. There is also a summer house/bar with power and lighting for entertaining.

This is a home that truly balances style, substance, and the promise of new memories – ready to welcome its next chapter.

Property Information Disclaimer

- New bathroom fitted 2018
- Integral wall removed to create larger kitchen/diner and new kitchen fitted 2024
- New boiler installed 2020 and last serviced November 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.

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

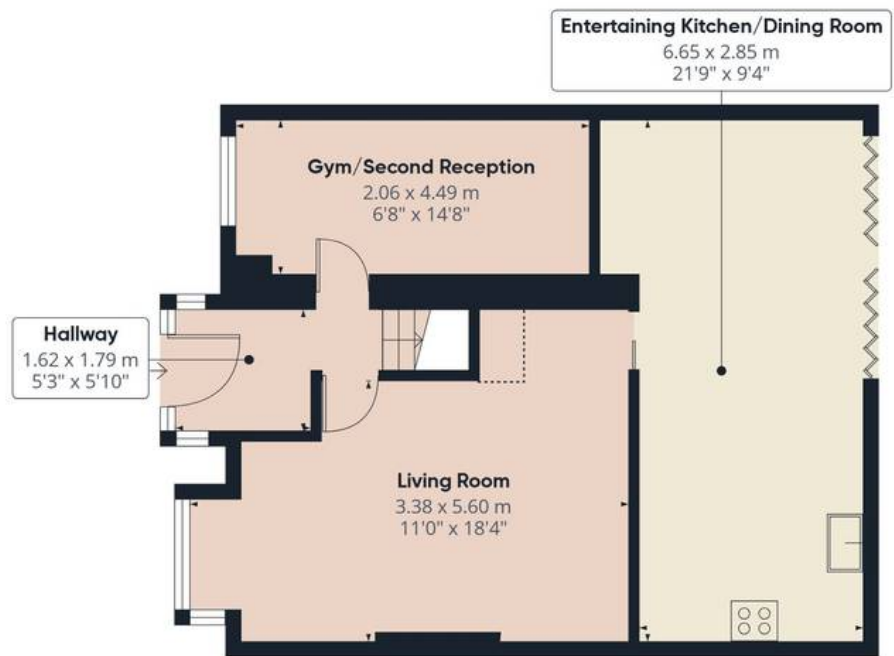
Should you wish to arrange a viewing, please contact us on 01757 709955



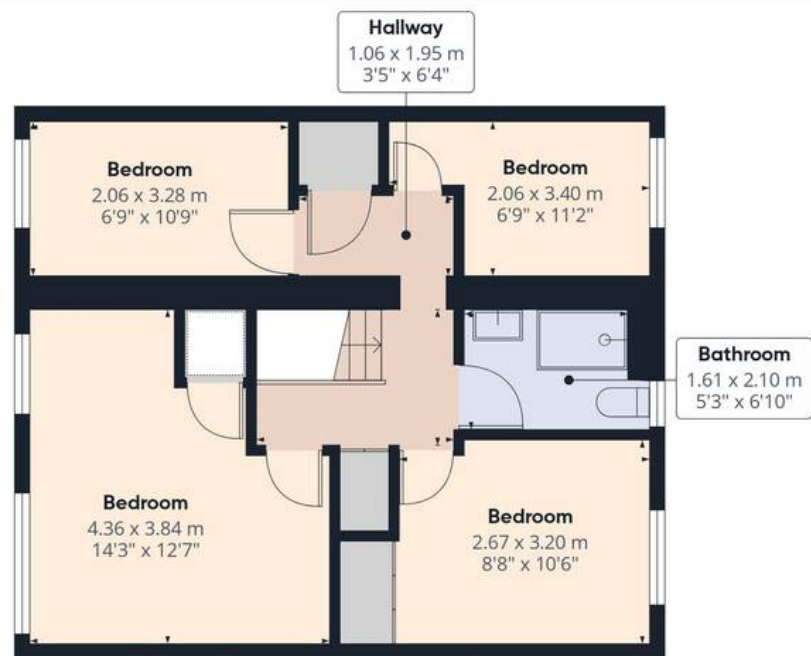








Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

99.5 m²

1072 ft²

Reduced headroom

0.4 m²

5 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/

