

## 1 Templar Way, Selby, YO8 9XH

Nestled in the peaceful cul-de-sac of Templar Way, Selby, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The well-appointed kitchen is ideal for culinary enthusiasts, while the two inviting bedrooms ensure a restful retreat at the end of the day.

The bungalow features a thoughtfully designed bathroom, catering to all your daily needs. One of the standout features of this property is the generous parking space, accommodating up to two vehicles, which is a rare find in many homes today.

Set in a peaceful neighbourhood, this bungalow is perfect for those seeking a tranquil lifestyle while still being close to local amenities. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy single-storey living in a desirable location.

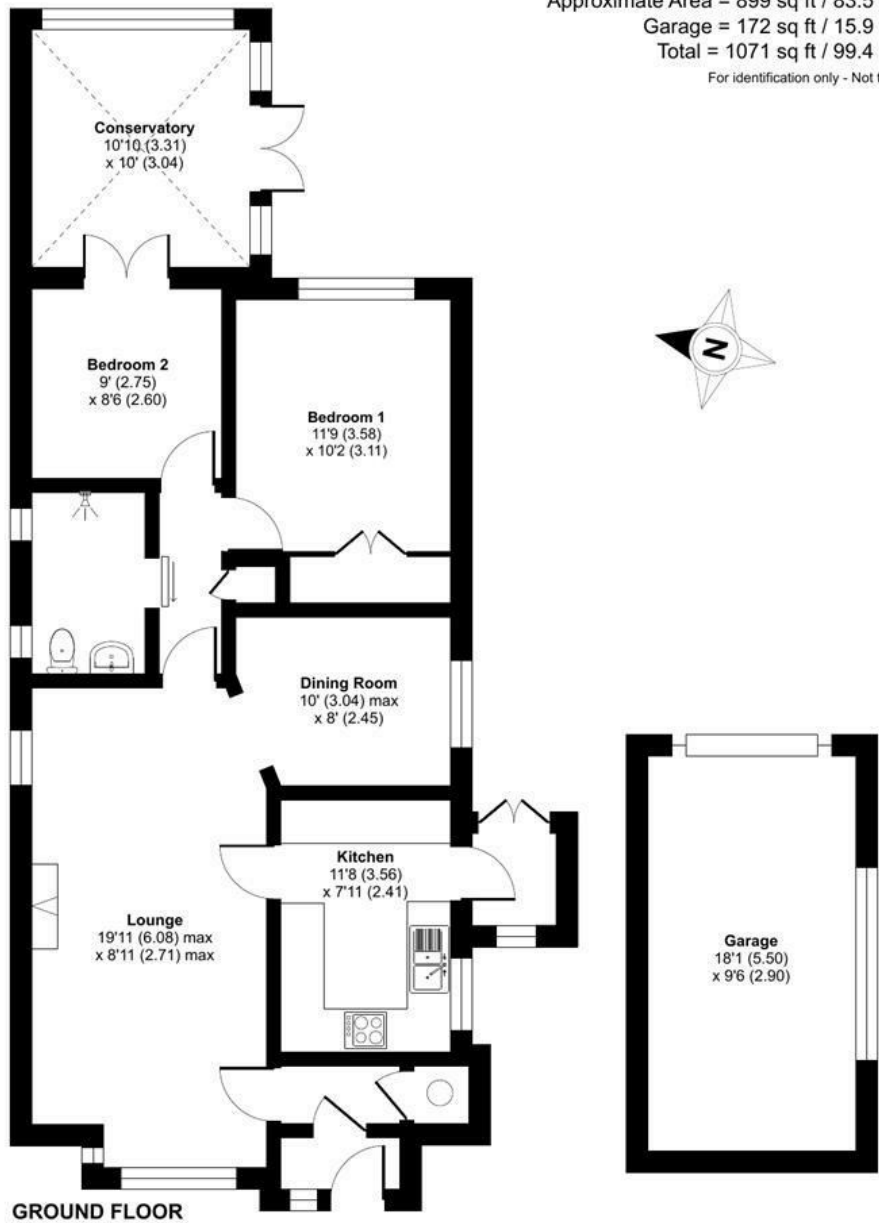
Do not miss the chance to make this charming bungalow your new home.

**£275,000**

- **\*\* CHAIN FREE \*\***
- Detached Bungalow
- 2 DOUBLE Bedrooms
- Gorgeous Well Loved Gardens to All Sides
- Detached Garage
- Driveway Parking for 2 Cars
- Highly Sought After Residential Area
- Gas Central Heating
- Conservatory
- Double Glazed Throughout

Templar Way, Selby, YO8

Approximate Area = 899 sq ft / 83.5 sq m  
Garage = 172 sq ft / 15.9 sq m  
Total = 1071 sq ft / 99.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Keith Taylor Estate Agents. REF: 1243766

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC