



## 11 Orchard Road , Selby, YO8 4JB

### Offers In The Region Of £189,950

Just off Leeds Road you will find 11 Orchard Road in Selby : this semi-detached bungalow presents a unique opportunity for those seeking a home with potential. With three spacious bedrooms and a good sized bathroom, this property is perfect for families or individuals looking for a comfortable living space.

Built in 1960, it carries a sense of history and character, waiting for the right owner to breathe new life into it.  
ONE OWNER SINCE NEW!

The bungalow boasts ample parking for up to three vehicles, making it convenient for families or guests. One of the standout features of this property is its lovely gardens, both at the front and rear, providing a serene outdoor space to enjoy. The rear garden is particularly appealing as it is not overlooked, offering a private retreat for relaxation and pottering.

Located within walking distance to Selby Town Centre, residents will benefit from easy access to a variety of shops, cafes, and local amenities.

This property is being offered for the first time since its construction, making it a rare find in the current market. While the bungalow does require updating, it presents a fantastic opportunity for buyers to personalise and enhance the space to their liking.

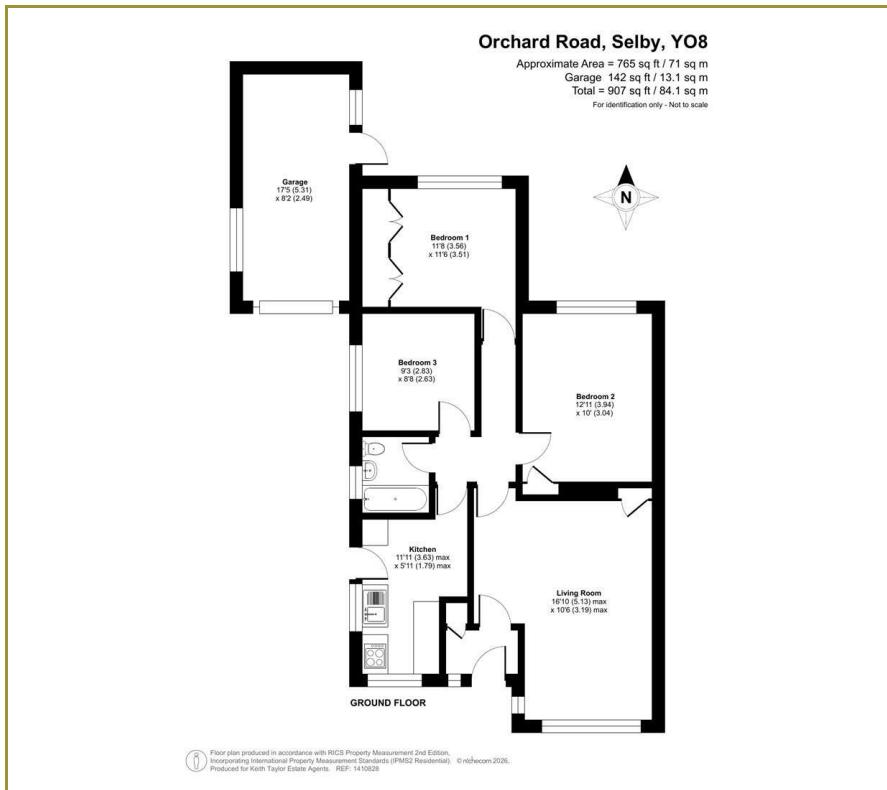
- \*\* CHAIN FREE \*\*
- Requires Updating - Yet Liveable!
- 3 Bedrooms
- Semi - Detached
- Sought After Location of Similar Properties
- Detached Single Garage
- Peaceful Cul De Sac
- Off Street Driveway Parking
- Entrance Porch
- Good Pitch in the Roof

### Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.



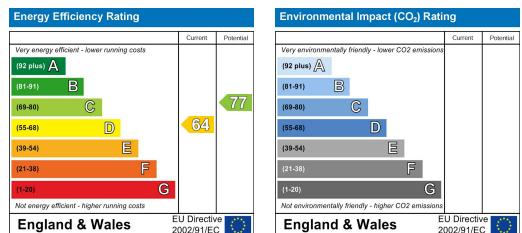
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for 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 to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.