



3 Main Road

Burn, YO8 8LL

Offers In The Region Of £249,950

Ideal 3 bedroom starter home in the popular village of Burn, larger than average garden with home office currently being used as a home hair salon, driveway parking.

Nestled in the charming village of Burn, Selby, this delightful three-bedroom house offers a perfect blend of comfort and community. Located on Main Road, the property is ideally situated near the local Wheatsheaf Pub, making it a wonderful spot for socialising with neighbours and enjoying the village atmosphere.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting space for relaxation and family time. The house features a well-appointed ground floor bathroom and three generously sized bedrooms, ensuring ample space for family living or guests.

One of the standout features of this property is the sunny conservatory, which serves as a lovely extension of the living space, perfect for enjoying the natural light and views of the garden. The larger garden is a true gem, offering a peaceful retreat for outdoor activities and gardening enthusiasts. Additionally, it includes a home office or salon, providing a versatile space that can be tailored to your needs, whether for work or leisure.

For those who enjoy the outdoors, the village boasts wonderful local dog walks, making it an ideal location for pet owners and nature lovers alike. The convenience of driveway parking adds to the appeal, ensuring that you have easy access to your home.

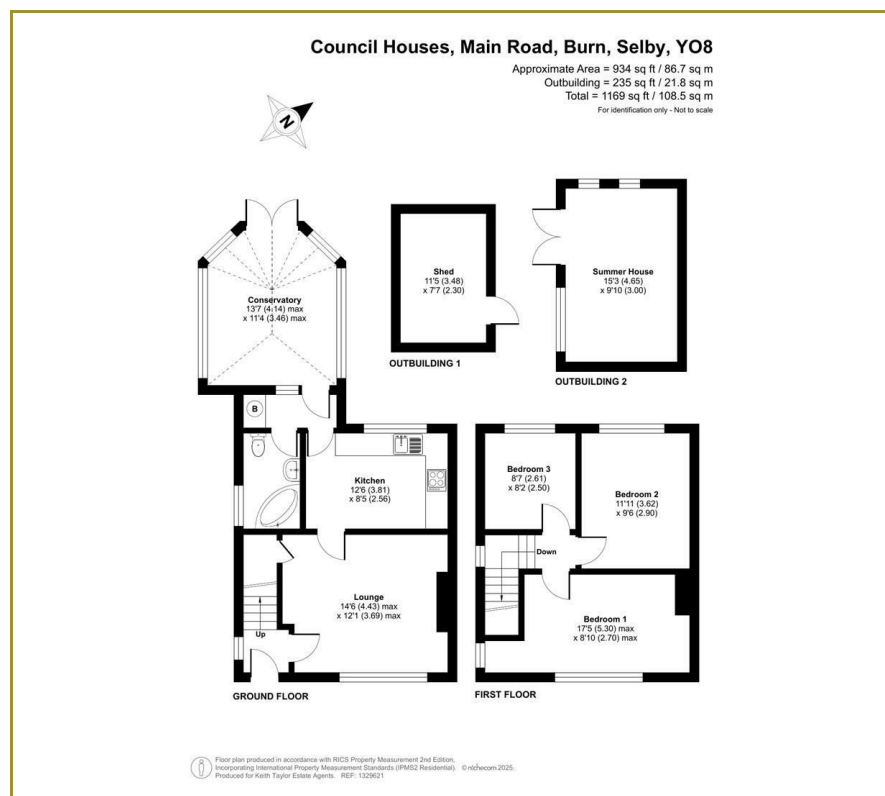
- Semi Detached
- Large Hair Salon Building in the Rear Garden
- Larger than Average Rear Garden
- Driveway Parking
- Ground Floor Bathroom
- 3 Bedrooms
- Spacious Lounge
- Modern Kitchen
- Conservatory
- Enough Rear Space for Caravan Parking/Storage

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

Energy Efficiency Rating		Current	Potential
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			
		69	84
England & Wales		EU Directive	EU Directive

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive	EU Directive



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