



## 22 Germain Road

Selby, YO8 8DH

### Offers In The Region Of £225,000

\*\* CHAIN FREE \*\*4 bedroom 3 bathroom spacious family home on the Abbots Road estate, this stunning semi-detached house on Germain Road, Selby, offers an exceptional opportunity for family living. With no expense spared on its recent extensions, this property boasts a generous layout that is perfect for both entertaining and everyday life.

The home features two spacious reception rooms, providing ample space for relaxation and social gatherings. The four well-proportioned bedrooms ensure that there is plenty of room for family members or guests, while the ground floor shower room adds convenience for busy mornings or when hosting visitors.

One of the standout features of this property is the off-street parking, accommodating up to three vehicles, which is a rare find in this desirable area. This practical aspect makes it easy for families with multiple cars or for those who enjoy hosting friends and family.

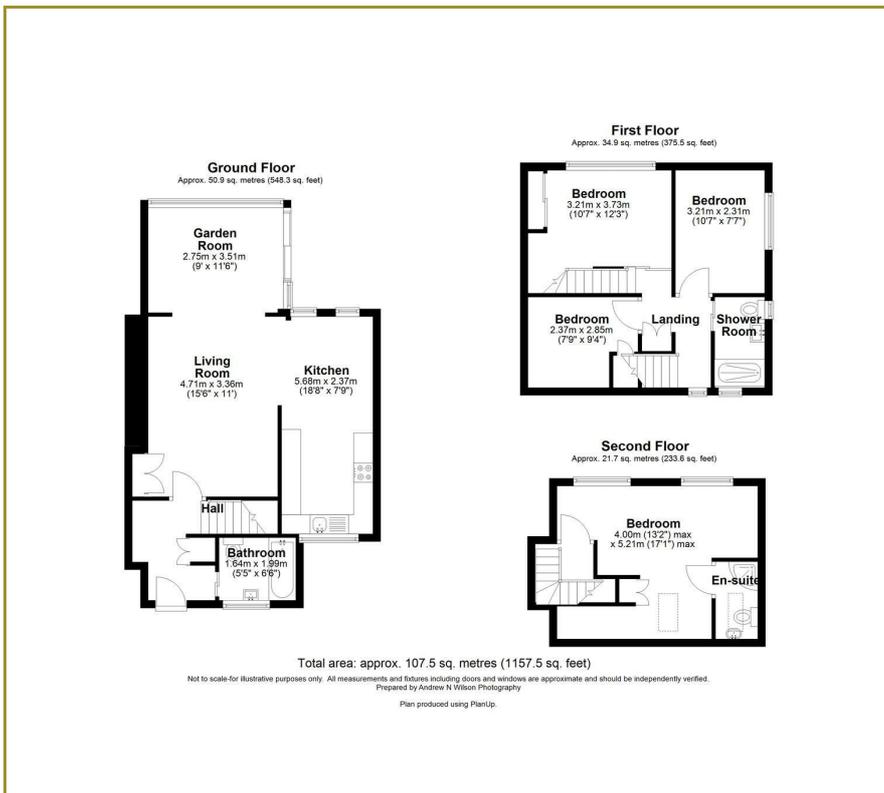
The location itself is a significant draw, situated within a popular residential area that is known for its community spirit and accessibility to local amenities. Whether you are looking for a family home or a property that can accommodate generational living, this house is sure to meet your needs.

In summary, this semi-detached house on Germain Road is a remarkable find, combining modern living with the charm of a well-established neighbourhood. With its spacious interiors, excellent parking facilities, and prime location, it is an ideal choice for those seeking a comfortable and stylish family home.

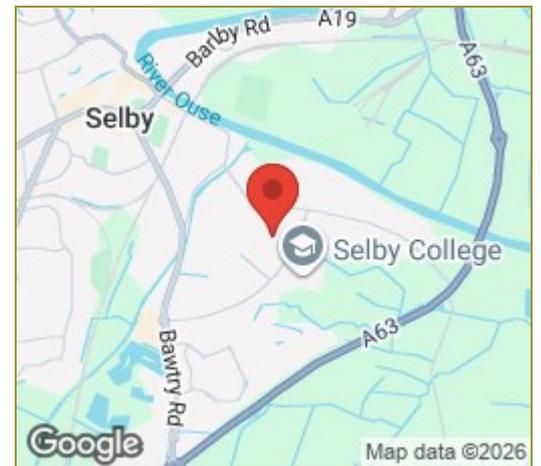
- Sympathetically Extended and Internally reconfigured
- Over 3 Floors
- 4 Bedrooms
- 3 Bathrooms
- Modern Throughout
- Open Plan Kitchen Living Dining Space
- Large Summer House with Power and Light
- Backing On to Primary School Playing Fields
- Chain Free
- Gas Central Heating and Fully Double Glazed



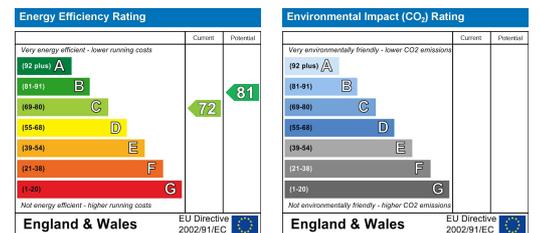
## Floor Plan



## Area Map



## Energy Efficiency Graph



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