



## Parkways, Selby

**\*\* DETACHED GARAGE WITH WORKSHOP\*\*** this delightful semi-detached bungalow presents an excellent opportunity for those looking to downsize or enjoy a peaceful lifestyle. The property boasts three well-proportioned bedrooms, making it ideal for small families and 'DOWNSIZERS'.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation.

One of the standout features of this property is the ample parking space available for up to three vehicles, a rare find in such a desirable location. The surrounding area is known for its friendly neighbourhood atmosphere, making it an inviting place to call home.

Residents will appreciate the close proximity to local shops and bus stops, providing easy access to essential amenities and transport links. This bungalow is not only a practical choice but also a wonderful opportunity to enjoy a tranquil lifestyle in a popular community.

In summary, this semi-detached bungalow in Parkways, Selby, offers a perfect blend of comfort, convenience, and community spirit, making it an ideal choice for those looking to embrace a new chapter in their lives.

**£225,000**

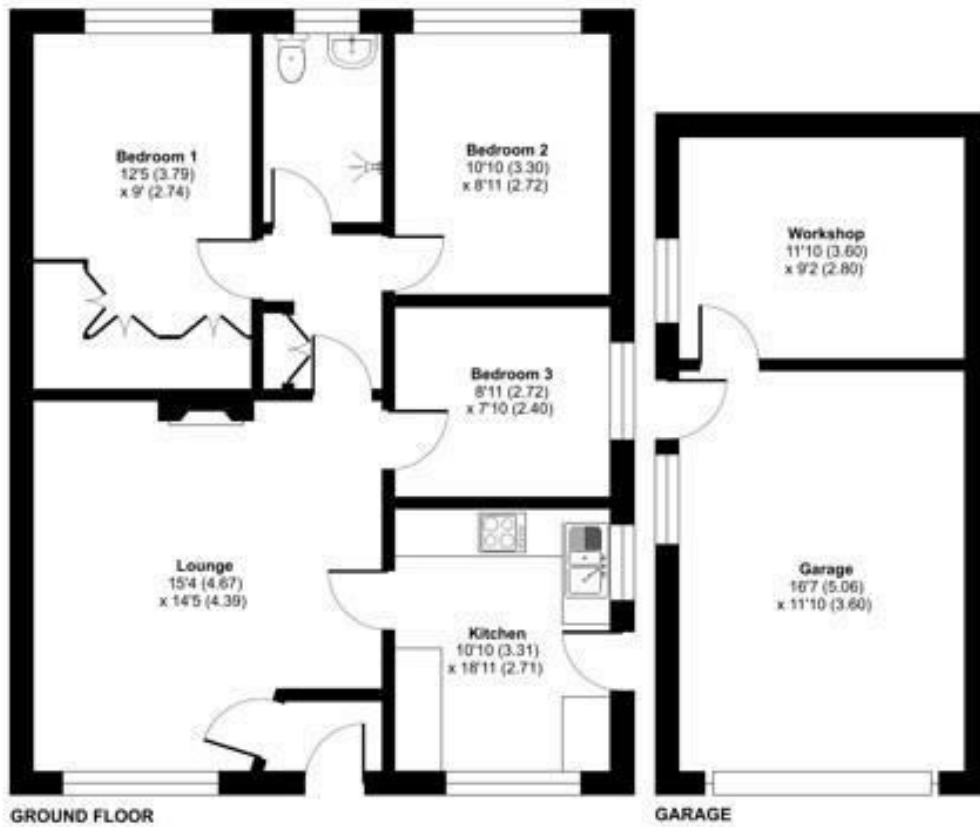
# Parkways, Selby, YO8

Approximate Area = 728 sq ft / 67.6 sq m

Garage = 310 sq ft / 28.7 sq m

Total = 1038 sq ft / 96.3 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). © nrhroom 2020. Produced for Keith Taylor Estate Agents REF: 1449234

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		66	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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