



Abbots Road, Selby Offers Over £180,000

A deceptively spacious four bedroom end terrace extending to 1,238 square foot and crucially offered for sale with no onward chain.



The property welcomes you into an entrance lobby having a turned staircase leading to the first floor arrangement. To the left leads through a doorway into the formal lounge area having ample space to accommodate appropriate furniture. There is currently a double glazed window to the front and gas fire.



Towards the rear of the property is a spacious kitchen, comprising a comprehensive range of wall and base units to three sides incorporating a stainless steel sink unit and drainer with recess space for white good and cooking appliances. There is a walk in pantry with built in shelving, two double glazed windows and a rear door leading to the ground floor wc and store room.

To the first floor, a central landing gives access to four well-proportioned double bedrooms and bathroom. All four bedrooms benefit from a double glazed window and central heating radiator. It is quite rare to find not only a four bedroom property within this price range but having three of the bedrooms measuring over 200 square foot.



The internal accommodation is completed by a spacious bathroom comprising a traditional three piece suite and separate walk in shower, with partially tiled walls and laminate flooring.

Externally the property will be found along Abbots Road, a popular residential area on the outskirts of Selby town centre. To the front, an extensive driveway provides off street parking for several motor vehicles, adjacent to a well maintained front garden predominantly laid to lawn, with shrubs and trees.

The generous rear garden offers a private space with only playing fields directly behind. A detached single garage will also be found in the rear garden, being accessed to the front by a manual up and over door. The rear garden is enclosed to all three sides by fenced boundaries and enjoys a range of small shrubs and trees and a lawn with a central path to the rear.



The property does require a small programme of modernising and updating, however enjoys extensive internal accommodation measuring 1,238 square foot, whilst occupying private and generous outdoor space.

Opportunities like this are rarely presented to the market and viewings are strongly encouraged and strictly by appointment only. Agents notes – the property is subject to a flying freehold which is over bedroom 1 and 2 underneath the neighbouring property

All mains services are connected the property. the property will be sold with vacant possession and no onward chain.



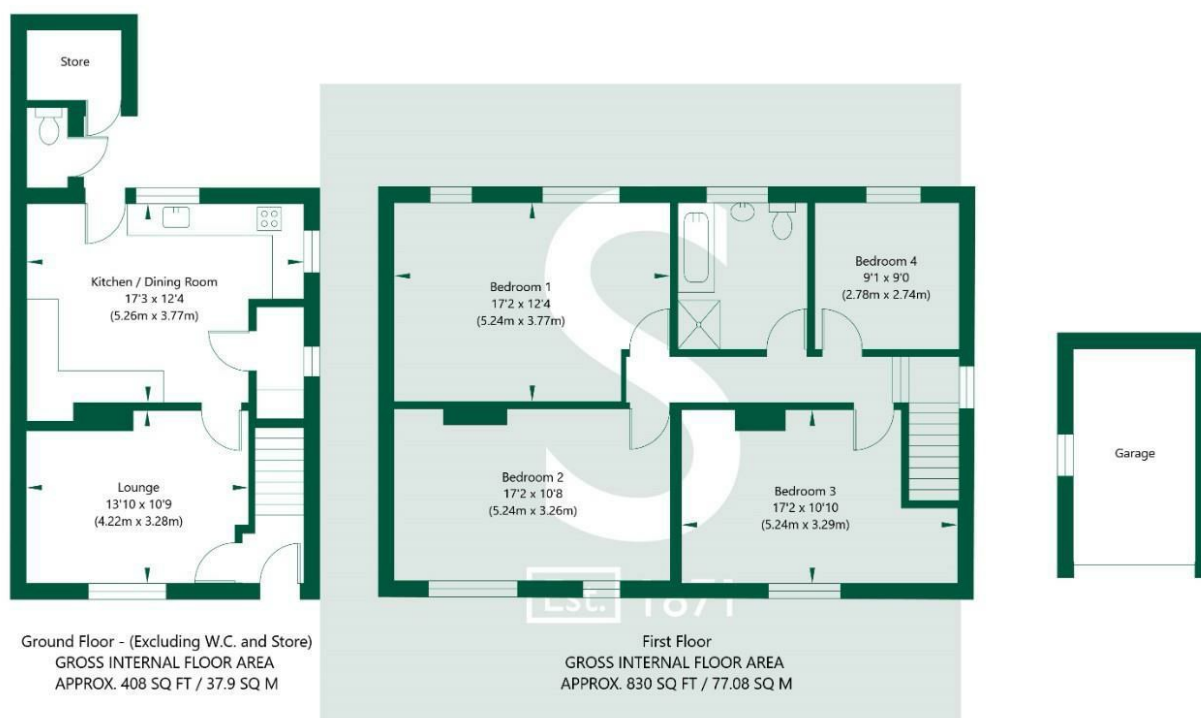
EER- 69 (C)

Tenure – Freehold

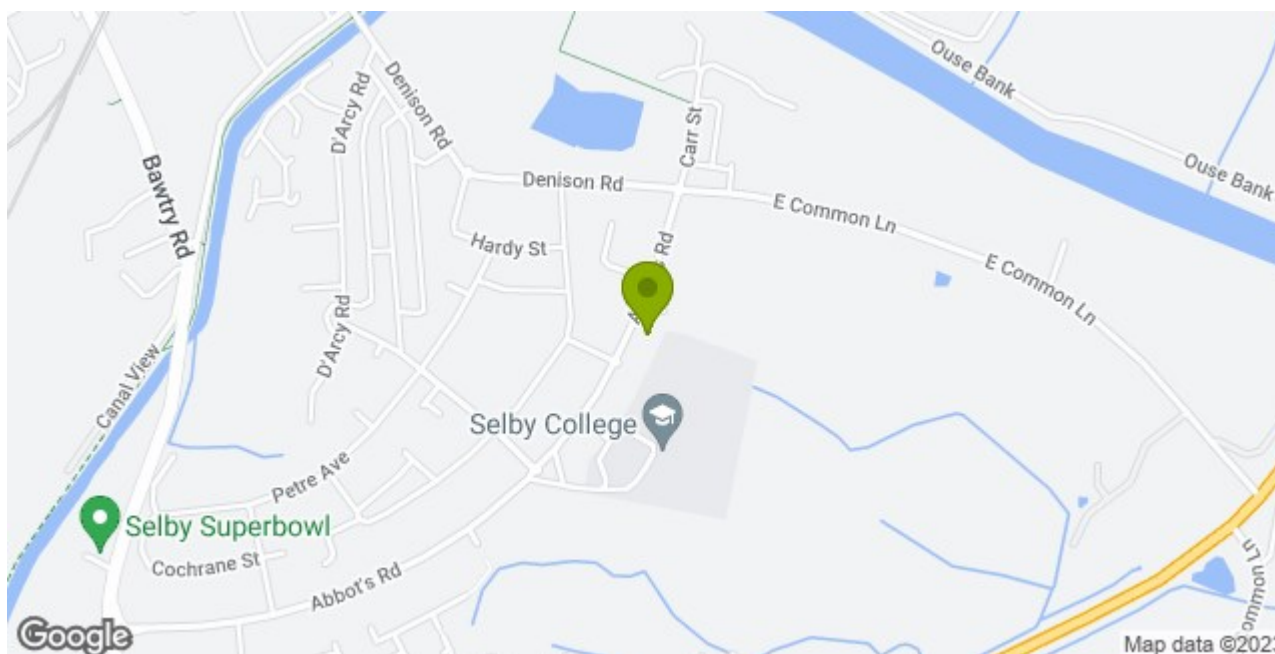
Council Tax – North Yorkshire Council - Band B

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Abbotts Road, Selby, YO8 8AS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1238 SQ FT / 114.98 SQ M - (Excluding W.C., Store and Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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