

JP HARLL
LICENSED ESTATE AGENT



Sycamore Close, Selby, YO8 4HZ

'Offers Over' £240,000

- Three 'Double' Bedroomed Detached Home
- Sought After Residential Location
- Modern Kitchen
- Dining Room with Patio Doors
- New Combi Boiler 2015
- Gardens Front & Rear
- Garage & Driveway
- Viewing Essential
- EPC Rating 'D'
- Council Tax Band 'D'





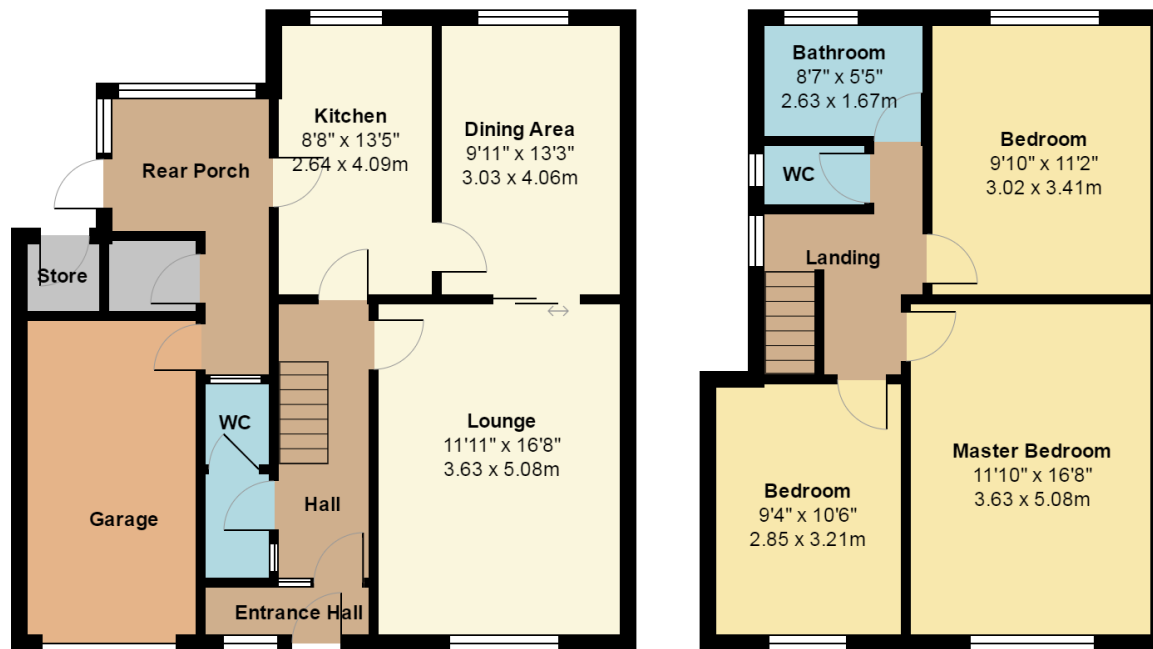
An individually designed property, located in the sought after residential cul-de-sac of Sycamore Close, off Leeds Road. This substantial, three bedroomed, detached property provides spacious accommodation, for guests and the whole family.

Extending over 1500sq. ft. this truly spacious property offers Hall, Ground Floor Cloaks/W.C. Modern Kitchen, Lounge and Dining Room with sliding patio doors on to the rear garden. From the Kitchen's side entrance door, is a large rear porch which conveniently gives access to two brick built stores and the single garage without getting weathered.

The first floor offers three spacious Double Bedrooms. The Family Bathroom boasts a fitted bath, and pedestal wash hand basin. Separate w.c.

To the front of the property, is a double width drive leading up to the single garage and front entrance door. The mature front garden is mainly laid to lawn with herbaceous borders.

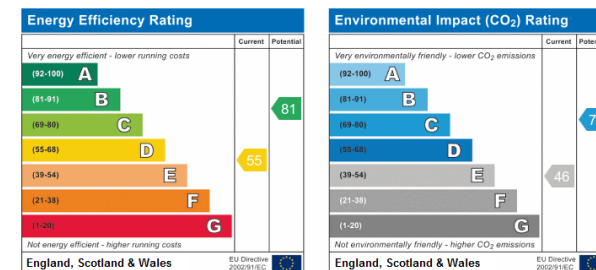
To the rear of the property, the garden offers a relaxing retreat from the daily grind. The private garden is mainly laid to lawn with herbaceous borders, vegetable garden and raised patio area perfect for enjoying a BBQ.



All measurements are approximate and for display purposes only

TENURE: Freehold

LOCAL AUTHORITY: Selby District Council



AGENTS NOTES:

DISCLAIMER: These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. All measurements are approximate.

Heating And Appliances - The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by JP Harl

Buyer's are advised to check the Environment Agency Website for an indication of flood risk in the area.
<https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>.

Measurements - These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Viewing - Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

