

The Ruddings, Selby, YO8 9AG

£225,000

JP HARLL



- Two Bedroomed Detached Bungalow
- 66 Sq. M/ 710 Sq. Ft.
- South Facing Rear Garden
- Off Street Driveway Parking
- Mains Water. Mains Drainage
- Mains Gas Central Heating. Mains Electricity.
- FREEHOLD
- Brick Built Construction
- EPC Rating 'D' (62)
- Council Tax Band 'C'



Offered with no chain and tucked away in this much sought after location just off Courtneys, this much loved, two bedroomed, detached bungalow exudes an air of peace and comfort. With a south-facing rear garden bathing in sunlight and plenty of driveway parking, this home is just what you have been waiting for.

Entering through the front entrance door and into the hallway, take the first door on your left, which takes you straight into the open-plan lounge/dining room. The lounge boasts an Oriel bow window and gas fire. The dining area has French doors, which open out onto the rear garden.

The kitchen offers a range of wall and floor units with space for an Electric cooker, fridge and freezer. The stainless steel sink sits beneath the kitchen window. A side rear door leads outside.

As you wander back through the hall which the current owner had used as a dining area, you'll find a principal bedroom with built in wardrobes, further bedroom which has fitted wardrobes and desk/dressing table and the shower room (which has been recently updated).

Outside, to the front is an open-plan, lawned garden with driveway which leads up to the wooden gates and rear garden beyond. The lawn wraps around the bungalow to the rear. There is also a good size Summer house which looks down the length of the garden.

In conclusion, this two bedroom, detached bungalow stands as a testament to the beauty of tranquil living, in this quiet popular location.
Please Note:

- Probate granted.

- **Property Information Disclaimer**
  The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

  We advise all prospective purchasers to:
  - Verify the information independently before making any transactional decisions
  - Conduct their own inspections, surveys and searches
  - Seek independent legal and professional advice as appropriate.

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  All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







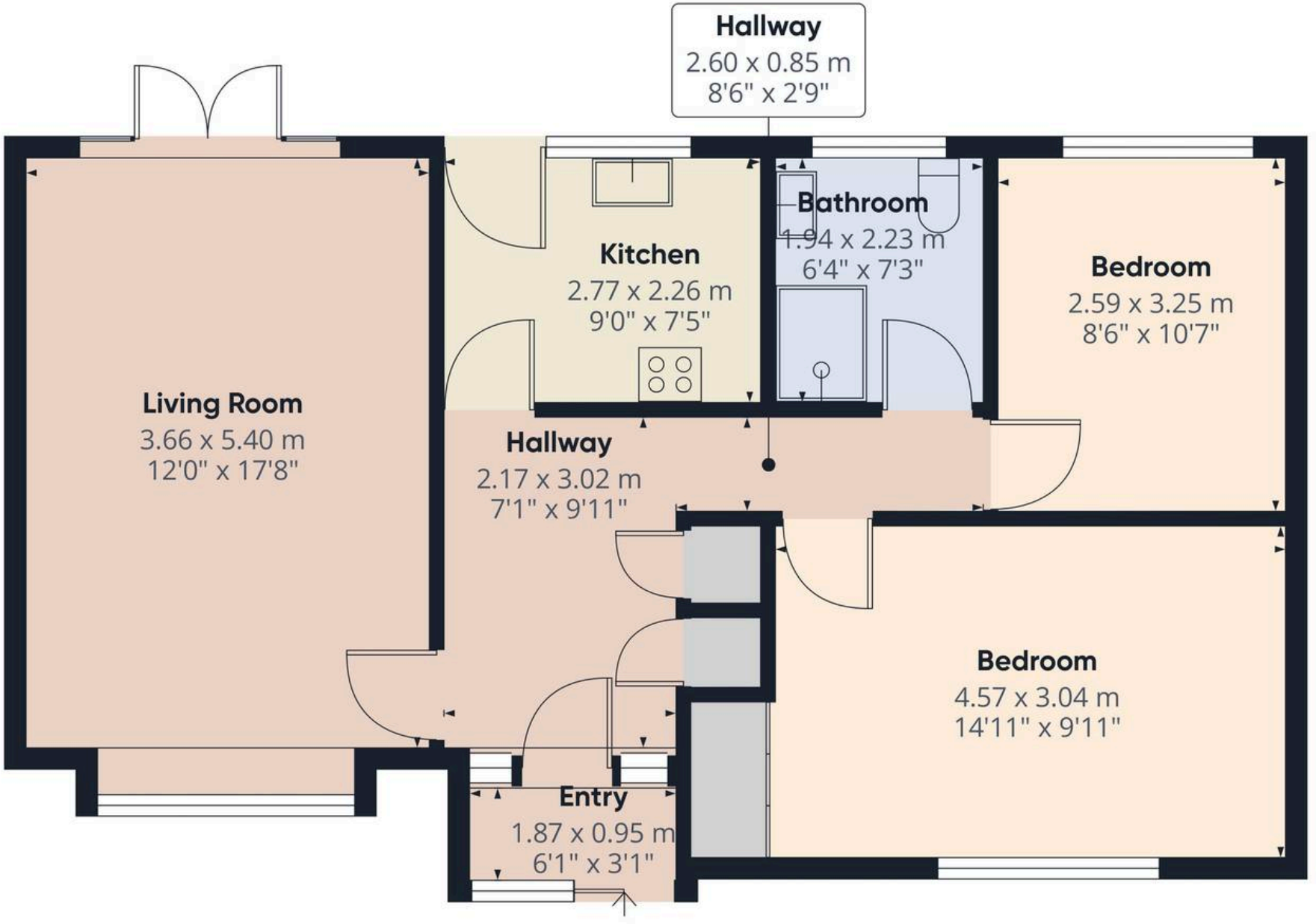












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Approximate total area(1)

66.8 m²

718 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/