



## 49 Flaxley Road Selby, YO8 4BW Offers In The Region Of £240,000

**\*\* CHAIN FREE \*\*** CAR PORT and DRIVEWAY PARKING/DOUBLE GARAGE  
**\*\* IDEAL CARAVAN / CAMPER VAN PARKING\*\*** Standing proudly on Flaxley Road in the charming market town of Selby, this fabulous detached bungalow offers a delightful blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and separate spaces to watch TV if required.

The two double well-appointed bedrooms are perfect for families, downsizers or those looking for bungalow living!

The bungalow features a well-designed bathroom, ensuring that all your needs are met. One of the standout features of this home is its south-facing rear garden area, which invites an abundance of natural light and provides a lovely outdoor space for gardening or enjoying sunny afternoons.

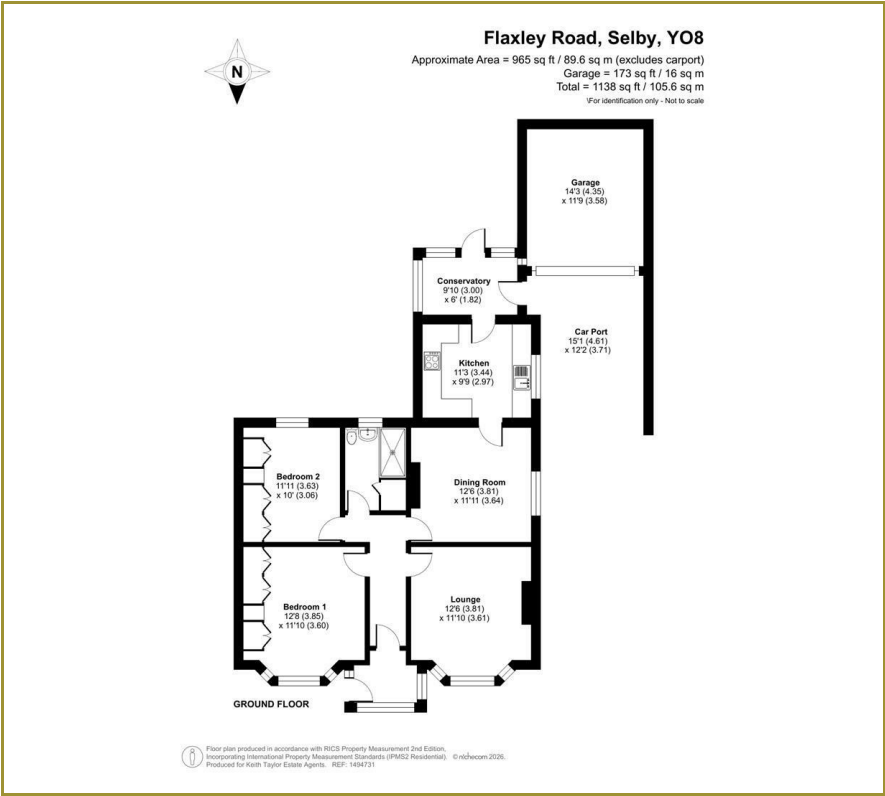
Conveniently located on the 42 York rural bus route, this property offers excellent transport links, making it easy to explore the surrounding areas. Additionally, the bungalow is in close proximity to local doctors, schools, and shops, ensuring that all essential amenities are just a short distance away.

This property is an ideal choice for those seeking a 'bungalow' lifestyle in a well-connected location. Whether you are looking to downsize or purchase your first home, this bungalow presents a wonderful opportunity to enjoy comfortable living in Selby. Don't miss the chance to make this charming property your own.

- **\*\* CHAIN FREE \*\***
- Detached Bungalow
- Great Flow and Excellent Sized Rooms - Spacious and Airy
- 2 Double Bedrooms
- Front UPVC Porch Entrance
- Driveway
- Car Port & Double Garage
- Good Sized Rear Shed/Store
- Popular Residential Location
- Within Walking Distance of the Town and Plentiful Amenities Close By



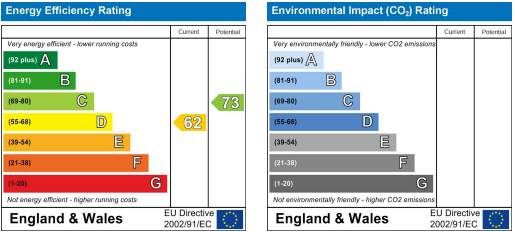
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Keith Taylor**

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