



Brook Street, Selby, YO8 4AR

£235,000



## Brook Street

### Selby

- Three Bedroomed Town House
- West Facing Rear Garden
- 177 Sq. M./1905 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- EPC Rating 'D'
- Council Tax Band 'B'



Are you in search of a dream home in the charming town of Selby? Look no further! We are delighted to present this stunning three-bedroom town house, situated in the sought-after Brook Street, showcasing modern living at its finest.

As you approach this beautiful home, you are immediately captivated by its attractive brick built exterior, reflecting classic British architecture. Step inside to discover a home exuding elegance and style, with spacious rooms spread over two well-designed floors.

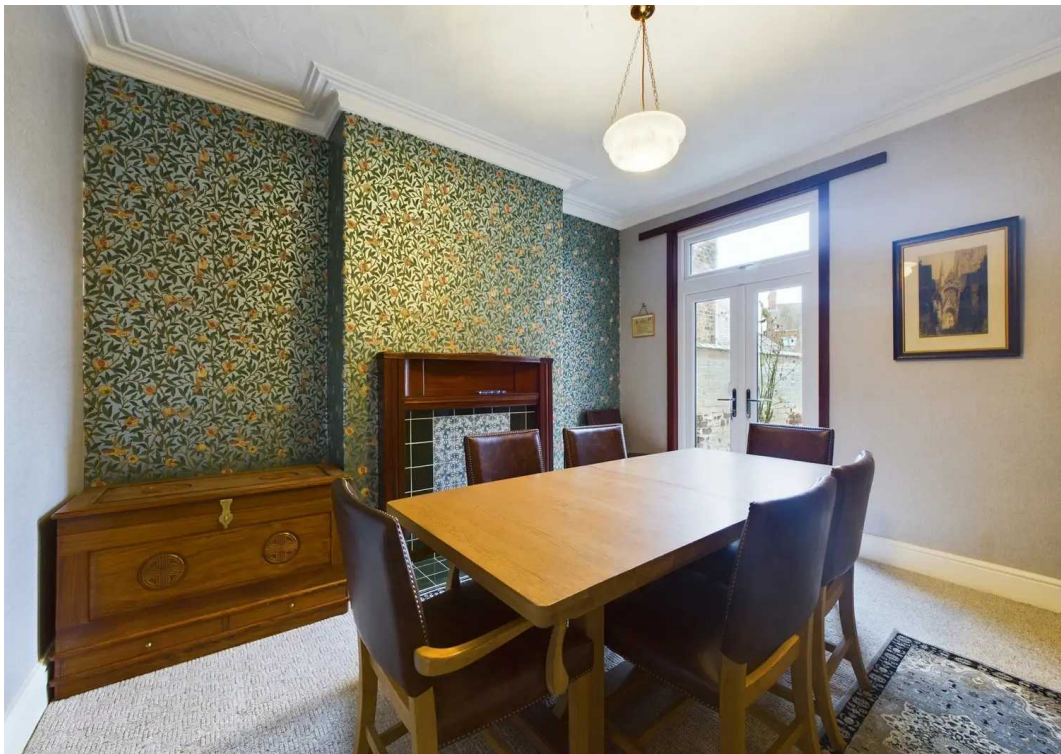
Upon entering, you are welcomed into the inviting reception hall. The ground floor accommodates two reception rooms, providing ample space to create your ideal living and entertaining areas. The neutral decor and abundance of natural light create an incredibly warm and welcoming atmosphere.

The kitchen, located towards the rear of the house, is a true culinary haven. Fully fitted with high-quality appliances and ample storage options, it is a chef's delight. The adjacent dining area is the perfect spot for sharing meals with family and friends while basking in the beauty of the west-facing garden through the French doors.

Upstairs, the first floor hosts the three generously sized bedrooms, each offering a tranquil retreat for relaxation. The master bedroom boasts an en-suite bathroom, complete with stylish fixtures and fittings. The remaining two bedrooms are served by a modern family bathroom, elegantly appointed for your convenience. A staircase leads up to the loft room.

Outside, the west-facing rear garden is an idyllic escape. A haven for avid gardeners and those who love to entertain outdoors, it provides ample space for hosting barbecues, setting up a play area, or simply unwinding after a long day. The possibilities are endless!

Location-wise, this town house is perfectly situated to take advantage of Selby's amenities. The town centre is just a short distance away, offering a wide range of shops, restaurants, and leisure facilities. Transportation is a breeze, with easy access to major road networks and Selby train station, providing excellent connections to York, Leeds, and London.







Ground Floor



Floor 2



Floor 3

Approximate total area<sup>0)</sup>

159.38 m<sup>2</sup>

1715.56 ft<sup>2</sup>

Reduced headroom

4.49 m<sup>2</sup>

48.37 ft<sup>2</sup>

Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## JP Harll

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