



## Myrtle Avenue, Selby

In Excess of £215,000



## Myrtle Avenue

Selby,

- Three Bedroomed, Mid Terrace House with Garage
- West Facing Rear Garden
- 68 Sq. M/ 731 Sq. Ft.
- Electrics tested & New Fuse Box installed 2024
- New Combi Boiler installed March 2023. Last serviced March 2024.
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- Freehold
- EPC Rating 'C' (72)
- Council Tax Band 'B'



Welcome to this well presented, 3-bedroom mid-terraced house, perfectly situated in this most sought after part of Selby within close proximity of Brayton village and Selby Town centre.

Stepping inside this home on the ground floor you will be greeted by a generous lounge with feature fireplace and bay window to allow plenty of light in.

The modern and recently fitted dining kitchen provides space for dining, entertaining and cooking and the striking kitchen provides ample work surface and cupboard space to allow even the keenest of chefs to cook up a storm. There are French doors out from the dining area of the kitchen to patio area of the rear garden.

Upstairs on the first floor are the three bedrooms, two of which are doubles and a third single bedroom.

Externally to the rear is low maintenance garden mainly laid to lawn with attractive patio area perfect for those Summer days.

The property also benefits from a garage and driveway parking

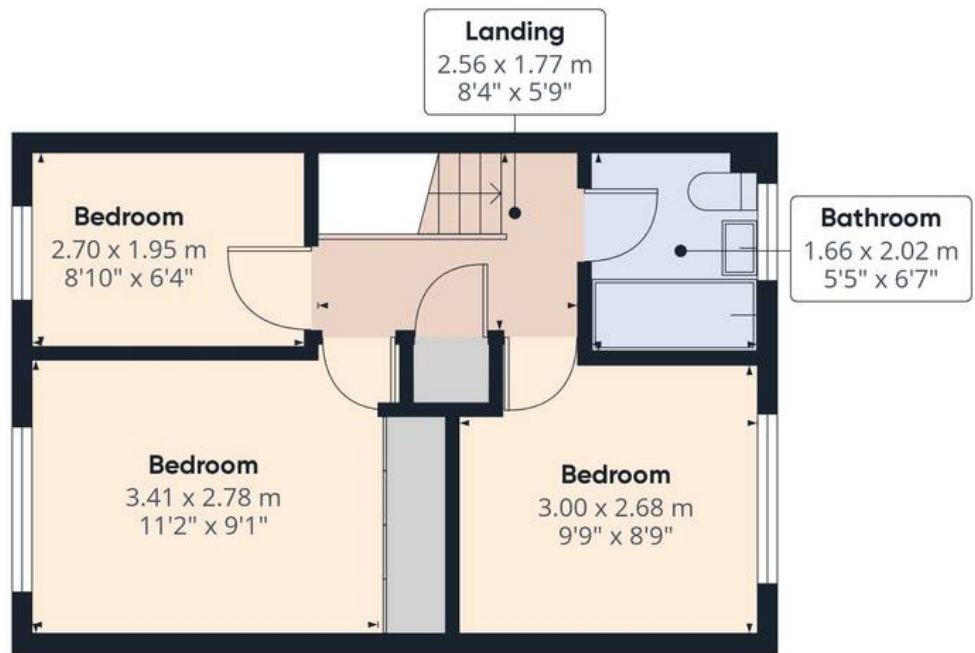
Viewing is highly recommended.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
68 m<sup>2</sup>  
731.95 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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