



Annie Street, Selby

In Excess of £200,000



Annie Street

Selby, YO8 4LR

- Attractive Three Bed End-Terraced House
- Beautifully Presented
- Large South Facing Rear Garden
- Sq. M/ Sq. Ft.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction/ FREEHOLD
- Gas Central Heating. Mains Electricity
- EPC Rating 'E'
- Council Tax Band 'B'



This charming three-bed mid-terraced house presents an opportunity to purchase this immaculately presented and recently updated home with large south facing rear garden and parking.

Upon entering the property, the hallway leads to a spacious dining room, bathed in natural light, creating a bright and airy environment perfect for dining and entertaining. From the dining room is the beautiful modern fitted kitchen with plenty of cupboard and work surface space as well as an island breakfast bar with built in hob. There is also built in chest height oven (insert any other built in appliances here)

The separate lounge provides a cosy retreat with log burner for those colder evenings and dual widows over look both the front and rear of the house.

Ascending to the first floor, you will find the three bedrooms, each providing a comfortable retreat for rest and relaxation. The master bedroom benefits from a recently added toilet facilities and useful cupboard over stairs, offering practical storage solutions, the second bedroom is also a good sized double whilst the third, currently used as a snug/reading room could be a single room/nursery or office.

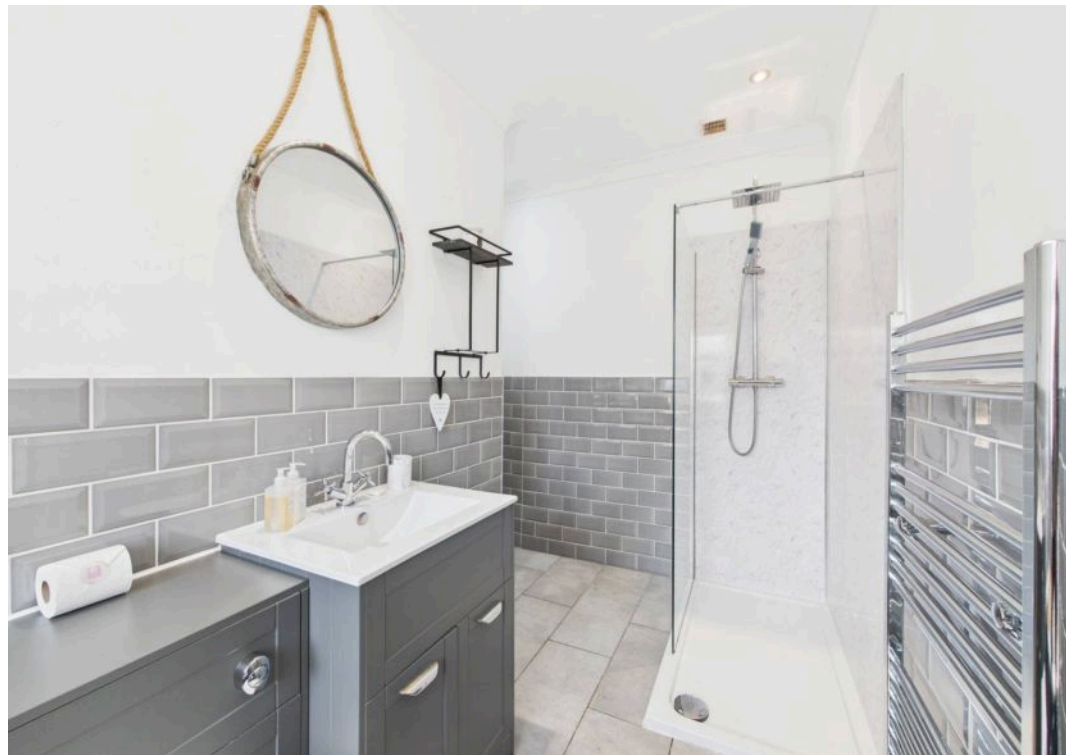
The attractive bathroom has been well thought out to maximise comfort and style and is part tiled with grey subway style tiles, and comprises of walk in shower, toilet, wash basin and bath.

The large rear garden is the star of the show and totally unexpected from a terraced property. The garden is mostly laid to lawn with patio and decked areas to ensure you can always sit in a sunny spot in this south facing garden.

There is an attached garage/store and part open brick built store as well as outbuildings for storage.

Please Note: Annie Street is an unadopted road.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

105.73 m²
1138.06 ft²

Reduced headroom

0.38 m²
4.09 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

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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