



**Buller Street, Selby YO8 4BT**

Offers Over **£140,000**





## 52 Buller Street

Selby,

- Two Bedroomed Mid Terraced House
- 83 Sq. M. / 893 Sq. Ft.
- Newly installed Kitchen
- Newly installed Front & Rear Entrance Doors
- South West Facing Rear Garden
- Mains Electrics.
- Mains Gas Central Heating
- Mains Water Supply. Mains Drainage
- Broadband: FTTC. Mobile: 4G
- Council Tax Band 'A',
- EPC Rating 'E'





Nestled in the centre of Selby, this charming 2 bedroom mid-terraced house is the perfect blend of comfort and convenience. Spread across 83 sq. m. / 893 sq. ft., this home is the ideal haven for a small family or a couple looking to settle down.

The newly installed front and rear entrance doors welcome you into a cosy living space filled with natural light. The lounge is of a generous size and is open plan to the dining room. The staircase leads to the first floor and a glass paned, French doors leads through into the kitchen. The newly installed kitchen beckons you to unleash your inner chef. With integrated fridge/freezer, dishwasher and space for a washing machine. Built in cooking facilities include an eye-level, Electric oven and hob with cooker hood over.

On the first floor, is the principal bedroom, which has space for the largest of beds. The partially tiled bathroom comprises, panel bath, pedestal wash hand basin and close coupled w.c.

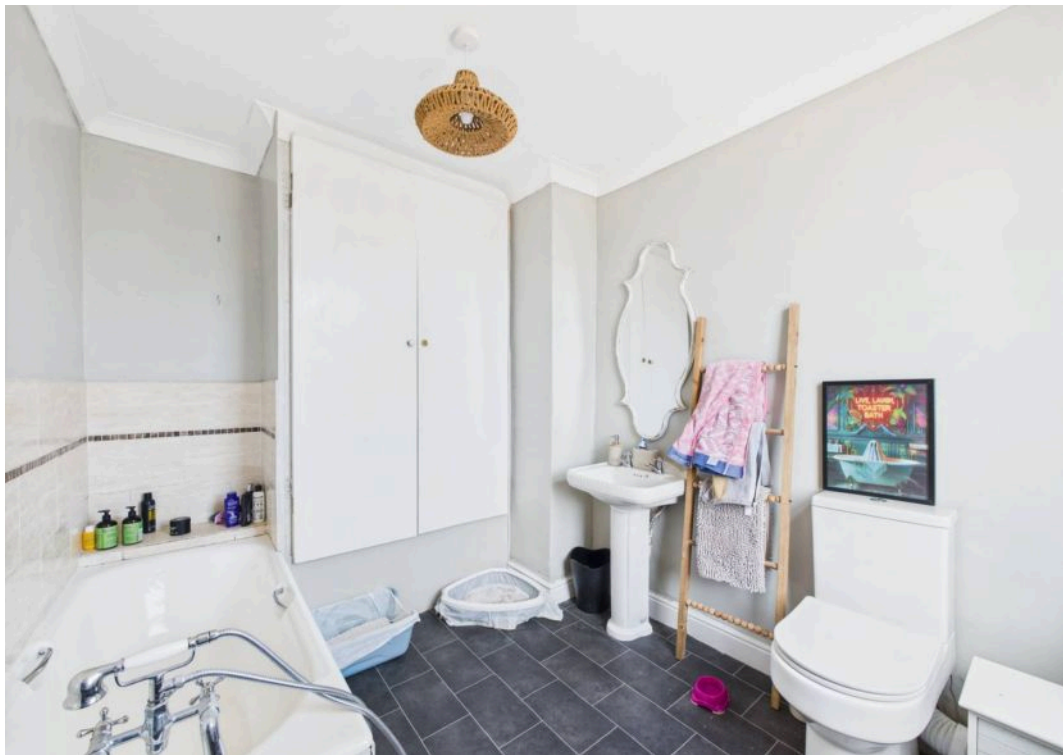
The second floor bedroom is also of a generous size with Dormer window.

The outside space is where this property truly shines. The beautifully landscaped South West facing rear garden is the perfect spot for hosting summer barbeques or enjoying a morning coffee while listening to the chirping birds. Let your furry friends frolic in the sun-drenched yard while you relax on the patio.











Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
71.9 m<sup>2</sup>  
774 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.





**JP Harll**

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

01757 709955 • [sales@jpharll.co.uk](mailto:sales@jpharll.co.uk) • [www.jpharll.co.uk/](http://www.jpharll.co.uk/)

