



Myrtle Avenue, Selby, YO8 9BG

Guide Price **£250,000**



Myrtle Avenue

Selby, YO8 9BG

- Three Bedroomed Semi Detached House with Garage & Drive.
- Beautifully Presented Throughout With New Kitchen.
- Secure Rear Garden
- 71 M2 / 764 Sq. Ft,
- Mains Electricity Supply. Mains Gas Central Heating.
- Main Water Supply. Main Sewerage.
- Broadband: FTTP. Mobile: 5G.
- Brick Built Construction
- EPC Rating 'D' (68)
- Council Tax Band 'C'



Welcome to Myrtle Avenue an immaculate and beautifully presented three bedroomed semi-detached home, situated in a very popular residential location, just a hop-skip-jump from Longman's Hill Primary School, Brayton Academy and Westbourne Road Store.

The current owners have carried out a number of improvements including a stunning new kitchen, new flooring and a new garage roof as well as re-decorating throughout.

Entering through the front entrance door, take off your coat and shoes in the lobby and head straight into the lounge. This generous room has space for the whole family and is tastefully decorated, with plenty of space for your furniture. A large window to the front ensures this room feels light and airy.

The recently fitted dining kitchen has a range of fitted wall and floor units with attractive surfaces and matching upstands. Integral double oven, ceramic hob with glass splashback and cooker hood over, fridge/freezer, washing machine and dishwasher. The dining area has space for a generous table. French doors have been added for easy access into the rear garden. There is also a ceramic sink with antique style mixer tap over.

Upstairs are three bedrooms and family bathroom. The main bedroom with attractive feature wall panelling. Bedroom two is also a double whilst bedroom three is currently used as a dressing room.

The family bathroom comprises: panel bath with Electric shower over, pedestal wash hand basin and close coupled w.c.

Outside to the front is a lawned garden with block paved driveway which leads up to the concrete sectional garage and further concrete sectional store. To the rear is an enclosed garden which is mainly laid to lawn with paved patio area.

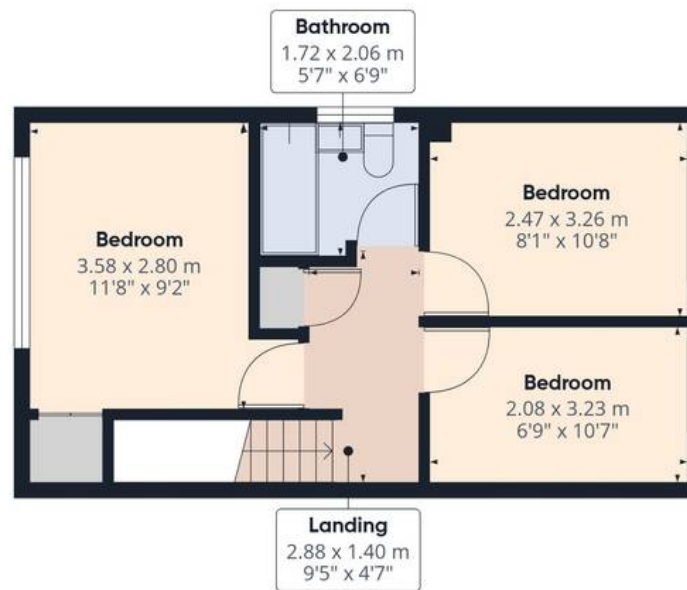
Please Note: The rear garden backs on to Selby Cemetery.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

99.1 m²

1066 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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