



£300,000

3 Bedroom Semi-Detached House for sale
18 Wistow Road, Selby





Overview

Exceptional three-bedroom family home, recently refurbished throughout, with superb access to Selby town centre. Offered with NO ONWARD CHAIN, this property boasts a large open plan lounge/dining room and a large, well-maintained garden.



Key Features

- NO ONWARD CHAIN
- Recently Fully Refurbished To High Standard
- Large Rear Garden With Open Field Views
- Outstanding Family Home
- Open Plan Lounge/Dining Room
- Modern, Neutral Decor Throughout
- Garage and Off-Street Parking
- Excellent Positioning For Local Amenities
- Close To Local Schools & Public Transport Links
- EPC Rating C/Council Tax Band C





This hidden gem of a family property sits on Wistow Road, a perfect position for any buyer looking to have the benefit of proximity to the town centre but with the feel of a more relaxed location. And with NO ONWARD CHAIN, potential buyers will not be bogged down by potential delays from onward purchases.

Stepping into the house through the impressively tiled front porch and into the spacious entrance hall, visitors will first be struck by the impeccable decor throughout, with the property recently benefiting from a thorough refurbishment, including new carpets and doors as well as replastering and repainting. This family home is ready to simply unpack your boxes and enjoy from day one.

The ground floor is anchored around a huge open-plan lounge and dining area that offers an enormous sense of space both through its high ceilings and complementary decor. The large bay window ensures the room benefits from an abundance of natural light.



In addition to this fantastic space, the room also boasts an additional open plan area to the rear of the property that can be used as an office, a playroom or a relaxing snug. With French patio doors opening out on to the wonderful rear garden, this is a fantastic spot in the house to sit and enjoy a coffee and a book, especially when the sun is shining and the doors can be flung open.

The galley-style kitchen comes with integrated appliances and a significant amount of both storage and preparation space. This is a room that is as stylish as it is practical and creates a great atmosphere for cooking, whether for daily

family meals or flexing your culinary muscles on a special occasion.

Upstairs, you will find three bedrooms, two of them doubles, with ample space for a growing family. A stylishly appointed family bathroom comes with an integrated/bath shower unit.

Additional storage in the property comes in the form of a large understairs cupboard and a spacious loft.

Whilst potential buyers will be bowled over by the interior of this property, you will equally be wowed by the fantastic rear garden. First being bowled over by the sheer size of the garden, you'll see this is a perfect spot for enjoying warmer days with plenty of room for kids to play and for the whole family to enjoy a drinks party or BBQ when the sun shines. Not only is this a fantastic space, but with nothing behind but farmland, you will feel an enormous sense of space and tranquillity.

The property also boasts a sizeable front garden with comfortable space to accommodate three vehicles off-street. The plot is also completed by a sizeable garage that would require some renovation to be used to its full potential.

The location of this property is hugely advantageous for all members of the family. Wistow Road is just a few minutes walk into Selby town centre, with easy access to various supermarkets, bars, restaurants and leisure facilities. A number of well-regarded primary and secondary schools are also close by.

For commuters, Selby Railway Station is less than a 20-minute walk away. Offering direct rail links to Leeds, York, Hull, Manchester and even London, meaning connectivity for working in the major nearby cities is easy. For those using their car to commute, Selby offers easy access to the M62, A1, A19 and M18. Its position on the border of North, South and West Yorkshire (as well as East Riding), makes it incredibly well-situated to access towns and cities across the region.

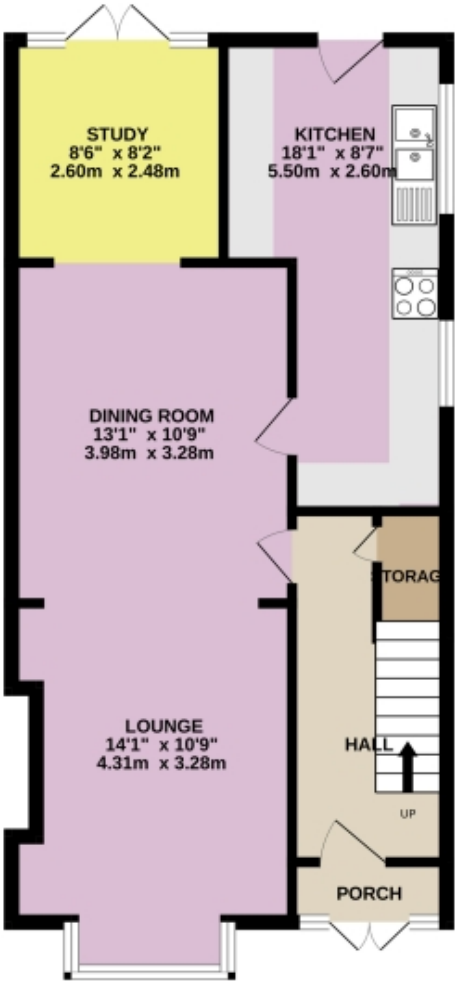
In summary, this fantastic property is ready to be enjoyed now. Finished to a high standard and with significant space both internally and externally compared to other similar spec properties. This is a property that demands viewing. Arrange an appointment now either by calling Ewemove Selby directly 24/7 or using our handy online booking system.

Lounge/Dining Room
27' 1" x 10' 9" (8.28m x 3.28m)

Kitchen

Floorplans

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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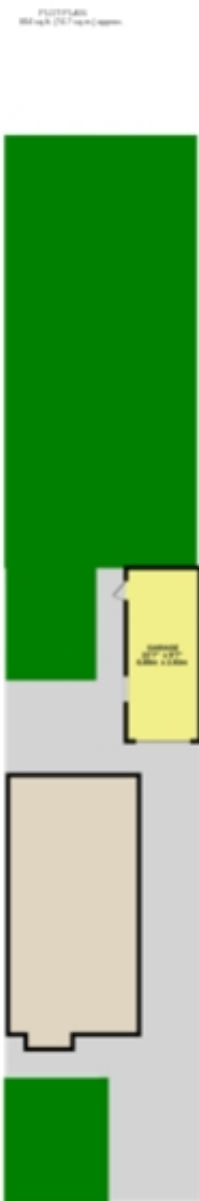
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Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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