



YORK | SELBY | GOOLE | LEEDS

# ABBOTS MEWS

SELBY  
YO8 8RS



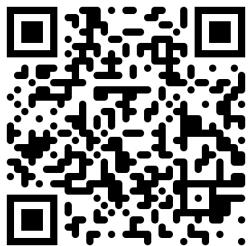
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# ABBOTS MEWS SELBY YO8 8RS



A deceptively spacious and thoughtfully arranged four-bedroom mid-terrace/mews property, set over three floors and offering flexible accommodation ideal for modern family living, multi-generational households, or those working from home.

The ground floor provides a highly versatile layout, featuring a large double bedroom, a modern shower room / WC, and a well-designed open-plan kitchen diner that forms the social heart of the home - perfect for everyday living, entertaining, or family meals. This level works particularly well for guests, older relatives, or as a private ground-floor suite.

On the first floor, the property opens into a generous lounge, offering a comfortable and light-filled living space, alongside bedroom three.

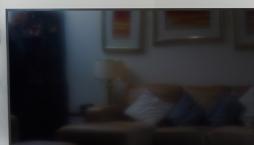
The top floor completes the accommodation, comprising an impressive principal bedroom with en suite, a further well-proportioned bedroom two, and a contemporary family bathroom, all arranged to maximise space and privacy.

A stand-out feature of this home is its excellent energy efficiency, benefiting from solar panels, a 6kW battery storage system, and an electric vehicle charging point, helping to reduce running costs while supporting a more sustainable lifestyle.

Well presented throughout and ready to move into, this is a superb opportunity to acquire a stylish, low-maintenance home combining space, flexibility, and strong eco-credentials.

- Deceptively spacious Four-bedroom mid-terrace / mews property
- Arranged over three spacious floors
- Open-plan kitchen diner to the ground floor
- Large ground-floor bedroom with adjacent shower room / WC
- First-floor lounge offering bright, flexible living space
- Bedroom three located on the first floor
- Principal bedroom with en-suite to the top floor
- Bedroom two and modern family bathroom on the top floor
- Excellent energy credentials with solar panels and 6kW battery storage
- Electric vehicle charging point and energy-efficient features throughout



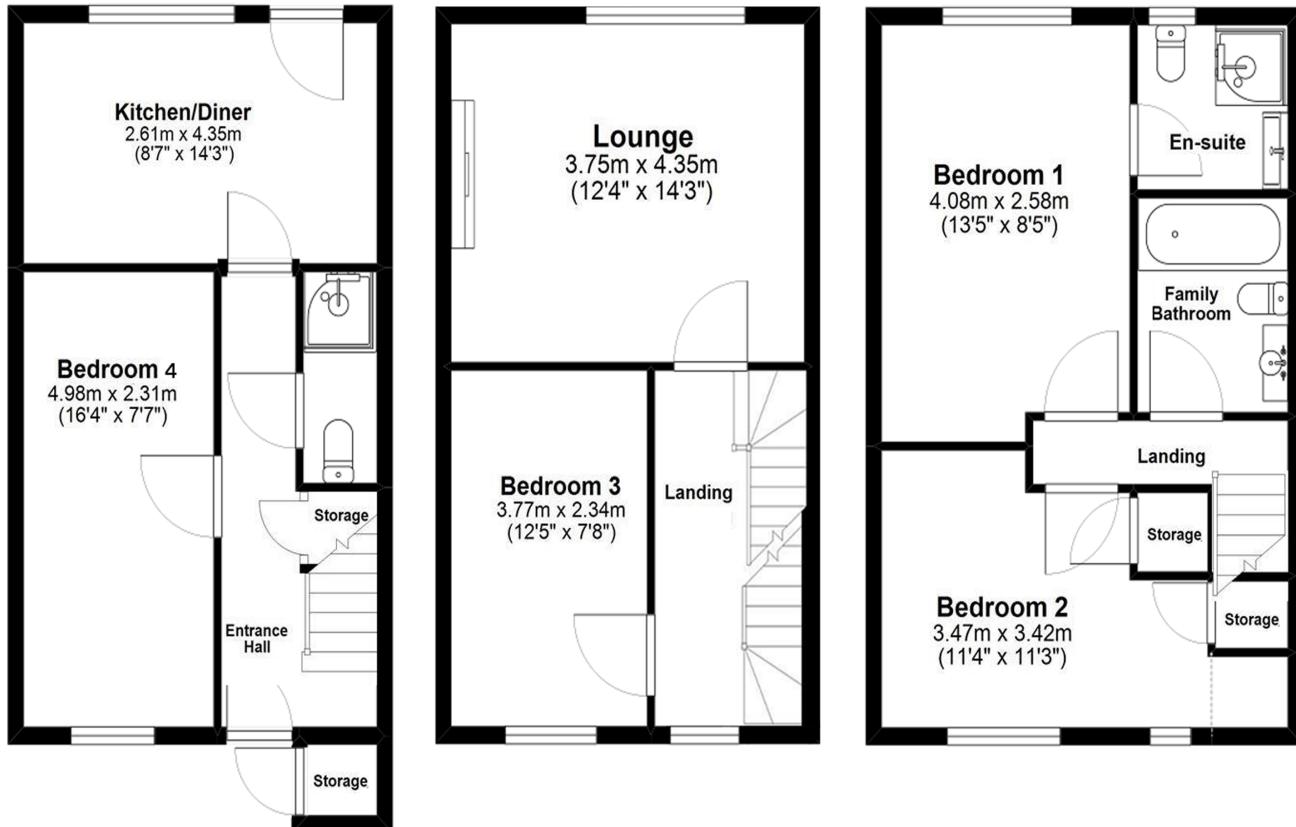








**TOTAL FLOOR AREA  
103 sq.m.  
(1108 sq.ft.) approx.**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. Made with 4Plan. COPYRIGHT IMOVED LTD

## Location, Amenities & Transport

Situated within a popular residential area of Selby, the property enjoys convenient access to a wide range of local amenities and excellent transport links, making it ideal for families and commuters alike.

Selby town centre is within easy reach and offers a good selection of shops, supermarkets, cafés, restaurants and leisure facilities, along with everyday essentials such as GP surgeries, schools and leisure centres. The historic Selby Abbey and riverside walks provide attractive green and cultural spaces close by.

For commuters, Selby railway station offers regular services to York, Leeds, Hull and further afield, while road connections via the A19 and A63 give straightforward access to York, the wider Yorkshire region and motorway networks. Local bus services also serve the town and surrounding villages.

Overall, the area combines the convenience of town living with strong transport connectivity and a welcoming community feel.

### PUBLIC TRANSPORT



NUMBER 401, 415

Selby Bus Station is a short walk away



Selby 1.2 km

(Direct Link to London KX)

### SCHOOLS



Staynor Hall Primary Academy 0.5km

Barwick Parade Community Primary School 0.5km

Selby, Longman's Hill Community Primary 0.9 km

Selby High School (Secondary) 1.5 km

Brayton Academy (Secondary) 1.5 km

### MAJOR ROADS



A19

A63

M62

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **C**

**EPC C**

LOCAL AUTHORITY:  
**Selby / North Yorkshire**



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THE ONE?



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# #IMoved With Simon

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