



## 67 Buller Street, Selby

£150,000

- Recently Renovated Throughout
- Off Street Parking
- No Upward Chain
- Two Spacious Bedrooms
- Modern Bathroom
- Ideal for First Time Buyer
- Newly Fitted Kitchen & Utility
- Enclosed Rear Yard
- Close to Town Centre

An excellent opportunity to acquire this recently renovated end of terrace property with off street parking and offered for sale with no onward chain.

The present owners purchased the property in 2023 and have since carried out a significant programme of renovation works. The property is virtually been rebuilt from the inside and includes a brand new open plan kitchen, utility room, house bathroom, brand new electric heating system and radiator along with new double glazed windows and doors. This property would make an ideal opportunity for those looking to purchase their first home, those looking to downsize and small families alike.

The property welcomes you into a spacious lounge with a double glazed window to the front and built in storage cupboard. A single doorway then leads from the lounge, into the newly fitted kitchen.

The kitchen comprises a range of modern base units and central island with breakfast bar area. There is a stainless steel sink and drainer set into a solid wood work surface. Integrated appliances include electric oven and ceramic hob. There is a staircase leading to the first floor landing and single doorway leading into utility.

The utility room is located to the rear of the ground floor and was converted from the original bathroom. There is a double glazed window and single door leading into the rear yard. There is plumbing in place for a washing machine. Given the space in this area, there is the potential for this to be occupied as a home office subject to requirements.

To the first floor, there is an excellent sized bedroom to the front, and spacious bathroom to the rear. The bathroom has been beautifully designed by the current owners and comprises of a shower cubicle, sink and wc, whilst also having a useful storage cupboard. A secondary staircase leads to a further bedroom on the second floor and benefits from a double glazed velux window and electric radiator.

The rear yard has a flagged pathway and pebbled area, and is fully enclosed with brick wall and fencing. The property has the benefit of an off street parking space, which is undoubtedly one of the main selling features of this property and is rare to find along this street.

The property is situated just a short walk from Selby town centre with its many retail & leisure facilities, primary & secondary schools and a railway station with direct links to Leeds, Manchester and London.

The property is serviced by electric heating and mains drainage, electric and water.

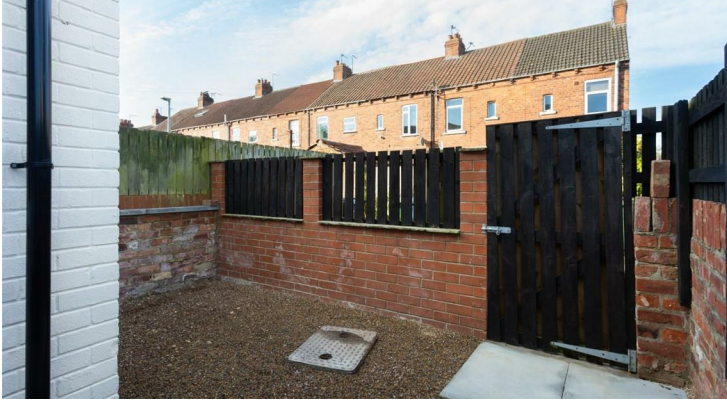
Tenure - Freehold

Council Tax - A

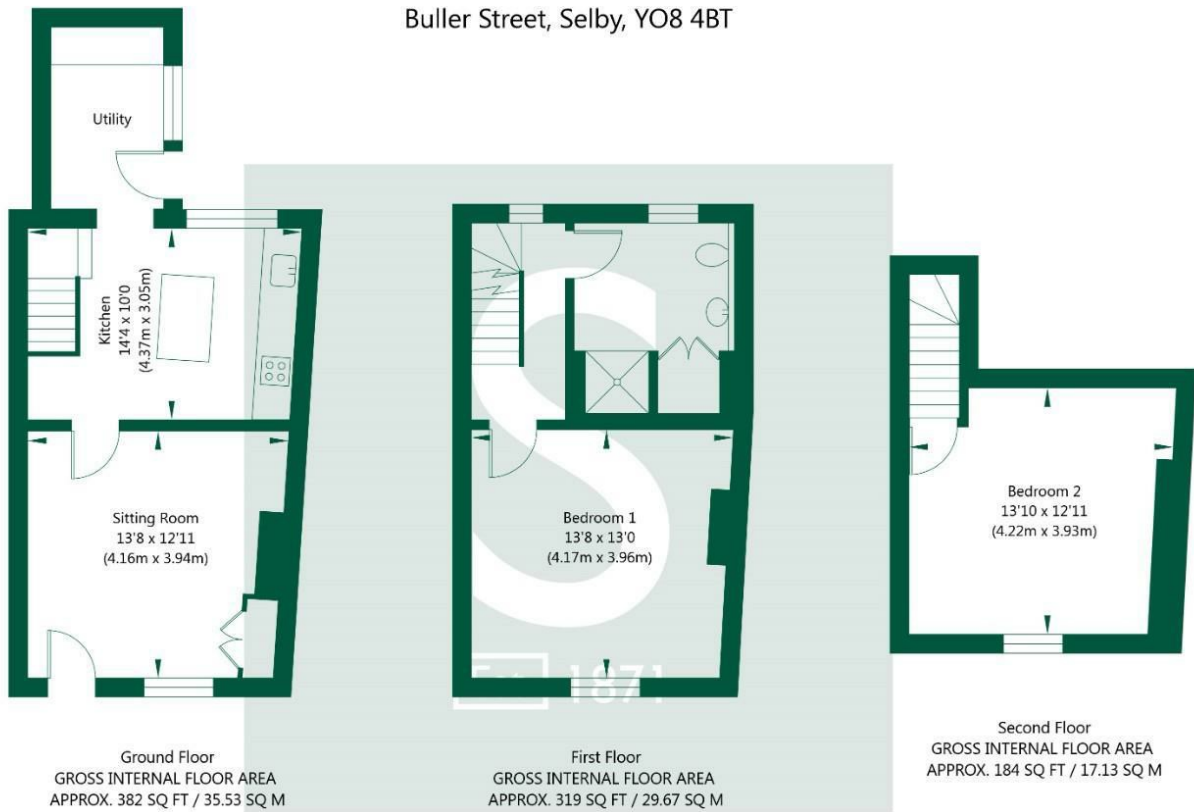
EER - TBC

We assume the property is freehold although we have not seen sight of the title deeds.

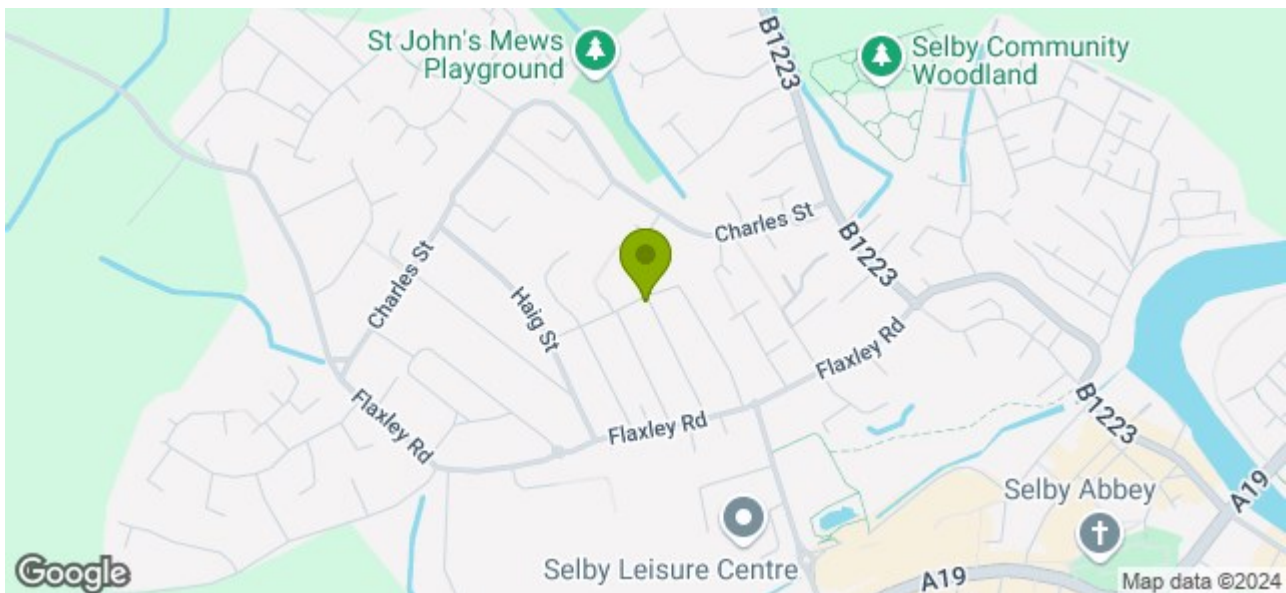




Buller Street, Selby, YO8 4BT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 885 SQ FT / 82.33 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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