



**The Mount, Selby YO8 9BD**

**Welcome to**  
**The Mount, Selby**

A great opportunity to acquire this three bedroom semi detached home located in a popular area of Selby!



**Entrance Porch**

Door to the front and a radiator.

**Lounge**

10' 4" x 13' 7" ( 3.15m x 4.14m )

Window to the front and a radiator.

**Dining Room**

9' 8" x 8' 9" ( 2.95m x 2.67m )

Sliding patio style doors and a radiator.

**Kitchen**

Irregular Shaped Room 8' 5" x 12' 3" max ( 2.57m x 3.73m)

Fitted kitchen with a range of wall and base units, sink drainer, radiator, vinyl floor, window to the rear and door to the side.

**Landing**

Window to the side.

**Bedroom 1**

11' 2" x 9' 1" ( 3.40m x 2.77m )

Window to the rear and a radiator.

**Bedroom 2**

12' 5" max x 10' 5" max ( 3.78m max x 3.17m max )

Window to the front and a radiator.

**Bedroom 3**

7' 1" x 8' 8" ( 2.16m x 2.64m )

Window to the front and a radiator.

**Bathroom**

Bathroom with bath, wash hand basin, radiator, vinyl floor, loft hatch and window to the rear.

**Separate W/ C**

With low level W/C, radiator, vinyl floor and window to the side.

**Front Garden**

Drive and pathway, lawned area and brick wall to boundaries.

**Rear Garden**

Enclosed rear garden with lawned area and hard standing for a shed.



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## Welcome to

### The Mount, Selby

- No Onward Chain
- Three Bedrooms
- Popular Location
- Gardens to Front, Side and Rear
- Off Street Parking

Tenure: Freehold EPC Rating: F

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SEL107734 - 0004

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