







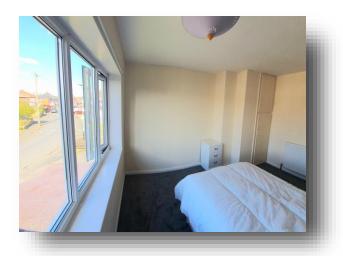


Welcome to

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.





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

view this property online williamhbrown.co.uk/Property/SEL107734



Property Ref: SEL107734 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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