



Buller Street, Selby YO8 4BT

welcome to

Buller Street, Selby

PUBLIC NOTICE - 7 Buller Street, Selby, North Yorkshire, YO8 4BT - We have received an offer of £ 105,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating ()



A 3 bedroom terraced property located in Selby, offered with no onward chain, which requires some modernisation but once complete will make a brilliant home. The property will suit a variety of purchasers, especially first time buyers and investors.

The living accommodation comprises, entrance hall, lounge, dining room, kitchen, two bedrooms to the first floor and a further bedroom to the second floor and the house bathroom on the first floor.

To the outside is an enclosed rear garden and on street parking to the front.

Entrance Hall

Lounge

10' into recess x 9' 11" (3.05m into recess x 3.02m)

Dining Room

11' 11" x 10' 7" into recess (3.63m x 3.23m into recess)

Kitchen

13' 6" x 7' 11" into recess (4.11m x 2.41m into recess)

Landing

Bedroom 1

13' 3" into recess x 9' 10" (4.04m into recess x 3.00m)

Bedroom 2

11' 11" x 8' 1" into recess (3.63m x 2.46m into recess)

Bathroom

Second Floor

Loft Room

15' 11" max x 11' 7" max (4.85m max x 3.53m max)

Rear Garden



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welcome to

Buller Street

- No Onward Chain
- Close to Amenities
- Potential to Improve
- Two Bedrooms
- Schools, Parks & Leisure Facilities Close By

Tenure: Freehold EPC Rating: D

£100,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SEL107955](https://www.williamhbrown.co.uk/Property/SEL107955)



Property Ref:
SEL107955 - 0014

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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