



**Green Lane, SelbyYO8 9AW**

**welcome to**

**Green Lane, Selby**

Charming 3-Bedroom Semi-Detached Home Close to Selby Town Centre.



This delightful semi-detached house offers comfortable and versatile living, perfect for families or those seeking a relaxed lifestyle. Situated within walking distance of Selby town centre, the property combines convenience with ample space, both inside and out. The home features a generous living room with a cosy electric fire. The kitchen/diner comes equipped with practical wall and base units, ideal for cooking and entertaining. A separate utility room with plumbing for a washer and dryer ensures added convenience, and offers a downstairs bathroom, you'll find three well-proportioned bedrooms-two of which are doubles. The second bedroom includes fitted wardrobes, offering extra storage, while all bedrooms benefit from carpet flooring. The family bathroom is fitted with a bath and overhead shower. The exterior boasts a good-sized rear garden with a well-maintained lawn, a patio area.

## Entrance Hall

## Downstairs Bathroom

## Lounge

11' 8" x 10' 8" ( 3.56m x 3.25m )

## Kitchen/Diner

11' 5" into recess x 18' 1" ( 3.48m into recess x 5.51m )

## Utility Room

## Conservatory

## Landing

## First Bedroom

11' 8" x 9' 10" ( 3.56m x 3.00m )

## Second Bedroom

11' 7" x 9' 8" ( 3.53m x 2.95m )

## Third Bedroom

8' 5" x 6' 9" ( 2.57m x 2.06m )

## Bathroom

## Front Garden

## Rear Garden

## Garage

17' 6" x 10' 2" ( 5.33m x 3.10m )

## Shed

9' 2" x 8' 7" ( 2.79m x 2.62m )



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



## welcome to Green Lane

- Semi-Detached House
- Driveway & Garage
- Three Bedrooms
- Utility Room
- Sought-After Location

Tenure: Freehold EPC Rating: D

offers over

# £300,000



Please note the marker reflects the  
postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
SEL108422 - 0005

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.



william h brown



01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



[williamhbrown.co.uk](http://williamhbrown.co.uk)