



**Petre Avenue, Selby YO8 8DW**

**welcome to**

**Petre Avenue, Selby**

End-of-terrace home in a sought-after location with a pebbled driveway, bright lounge with a log burner, spacious kitchen-diner, two double bedrooms, a single with storage, family bathroom, and an enclosed rear garden with patio, lawn, shed, and side access. Comfortable and convenient!



Nestled in a sought-after location, this charming end-of-terrace home offers comfort, style, and practicality. The inviting pebbled driveway provides ample parking, leading to a welcoming entrance hall with stairs guiding you to the first floor.

Step into the bright and airy lounge, where natural light floods the space, complemented by a cozy log burner and sleek laminated flooring—perfect for relaxing evenings. The spacious kitchen-diner is designed for both functionality and entertaining, featuring laminated flooring, well-fitted wall and base units, a double oven, space for a fridge, spotlights, and ample room for dining.

Upstairs, the carpeted landing provides storage and loft access. The first bedroom, a generous double, includes wardrobe space, a TV cable, and plush carpet flooring. The second double bedroom is equally inviting, with carpet flooring and a radiator for warmth. A third single bedroom offers built-in storage cupboards, making it an ideal space for a guest room, study, or nursery.

The family bathroom is thoughtfully designed, boasting a shower and stylish spotlights. Outdoors, the enclosed rear garden is a true retreat, featuring a patio area, pebbled seating space, a lush lawn, side access gate, and a shed, perfect for additional storage.

This delightful home seamlessly blends modern convenience with homely charm—ideal for families, professionals, or anyone looking for a well-located property with character. Don't miss the chance to make it yours!

### Auctioneer's Comments

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### Entrance Hall

### Lounge

15' 11" x 10' 8" ( 4.85m x 3.25m )

### Kitchen/Diner

19' 1" x 7' 7" ( 5.82m x 2.31m )

### Landing

### First Bedroom



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## welcome to Petre Avenue

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sought After Location.
- Three Bedrooms.

Tenure: Freehold EPC Rating: Awaited

guide price

# £160,000



Please note the marker reflects the  
postcode not the actual property

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