

**Elston Avenue, SelbyYO8 3AZ** 



# welcome to

# **Elston Avenue, Selby**

This lovely semi-detached home on Elston Avenue, Selby offers three bedrooms, a spacious lounge, modern kitchen, and a private rear garden. With a garage, driveway, and great location, it's perfect for families and excellent value.





This beautifully presented semi-detached home on Elston Avenue in Selby offers spacious, modern living in a quiet and friendly neighbourhood. With a driveway and garage for parking, the property welcomes you through an entrance hall with wooden flooring, understairs storage, and a convenient downstairs toilet. The lounge is bright and inviting, featuring French doors to the rear garden and a front-facing window, creating a comfortable space for relaxing and entertaining. The kitchen includes dining space, integrated appliances, tiled flooring, and a range of wall and base units, making it both stylish and practical.

Upstairs, there are three bedrooms. The master bedroom has built-in wardrobes, space for a double bed, and an ensuite with a shower cubicle, toilet, sink, and spotlights. The second bedroom is a double with carpet flooring, while the third is a single, also with carpet. The family bathroom includes a bath, toilet, and sink. Outside, the rear garden is enclosed by a brick wall and features a lawn, with gated access to the garage. This is a lovely home offering excellent value in a sought-after location, ideal for families or first-time buyers.

#### **Entrance Hall**

## **Ground Floor W/C**

## Lounge

13' 9" x 11' 8" ( 4.19m x 3.56m )

#### Kitchen

13' 9" x 8' (4.19m x 2.44m)

# Landing

#### **Master Bedroom**

11' 7" x 10' 6" ( 3.53m x 3.20m )

#### **Ensuite**

#### **Second Bedroom**

11' 2" x 7' 4" ( 3.40m x 2.24m )

#### **Third Bedroom**

8' 7" x 6' 3" ( 2.62m x 1.91m )

#### **Bathroom**

Rear Garden

### Garage

18' 3" x 8' 11" ( 5.56m x 2.72m )

### **Parking**











# welcome to

## **Elston Avenue**

- Semi-Detached House.
- Garage & Driveway.
- Three Bedrooms.
- Master Bedroom With An Ensuite & Built In Wardrobes.
- Private Rear Garden.

Tenure: Freehold EPC Rating: C

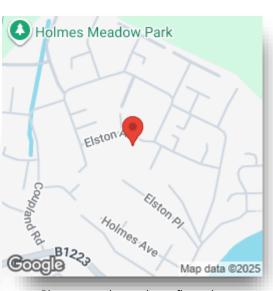
Council Tax Band: C

# £240,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/SEL108670



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