



**Buller Street, Selby YO8 4BT**

**welcome to**

## **Buller Street, Selby**

This spacious terraced home on Buller Street, Selby features three double bedrooms, a large open-plan living/dining area, ground floor bathroom, and a generous rear garden. With great rental potential, it's a smart buy-to-let investment in a prime location.



This spacious terraced home on Buller Street in Selby offers excellent value and strong potential as a buy-to-let investment. With on-street parking, the property opens into a large open-plan living and dining area featuring front and rear windows, a gas fireplace, dining space, and storage. The kitchen includes wall and base units, space for an oven, a rear-facing window, and access to the garden. The ground floor also features a bathroom with a bath, w/c, sink, lino flooring, and a hot water boiler. Upstairs, there are three double bedrooms with carpet flooring and natural light. The rear garden is enclosed with a patio, shed, and gated access. Well located and well priced, this home is ideal for investors or buyers seeking space and convenience.

### **Lounge/Dining Room**

22' x 20' 2" ( 6.71m x 6.15m )

### **Kitchen**

10' x 7' 10" ( 3.05m x 2.39m )

### **Landing**

### **First Bedroom**

13' 3" x 9' 11" ( 4.04m x 3.02m )

### **Second Bedroom**

11' 11" x 7' 10" ( 3.63m x 2.39m )

### **Third Bedroom**

10' x 8' ( 3.05m x 2.44m )

### **Bathroom**

### **Rear Garden**

### **Parking**



***view this property online*** [williamhbrown.co.uk/Property/SEL108681](http://williamhbrown.co.uk/Property/SEL108681)



## welcome to Buller Street

- Terraced Home.
- Three Double Bedrooms.
- Large Open Plan Lounge & Dining Room.
- Patio Rear Garden.
- On-Street Parking.

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

offers over  
**£120,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SEL108681](http://williamhbrown.co.uk/Property/SEL108681)



Property Ref:  
SEL108681 - 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.

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](mailto:Selby@williamhbrown.co.uk)



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



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