



**Windmill Gardens, SelbyYO8 3NA**



**welcome to**

## **Windmill Gardens, Selby**

This stunning three-bed home in Windmill Gardens, Selby features gated access, a large driveway, spacious living areas, modern kitchen, and a private rear garden with lawn, decking, and a shed. With a large garage, excellent location, and generous layout, it's a perfect family home!



This impressive home in Windmill Gardens, Selby offers gated access and a large paved driveway, with a stunning exterior that sets the tone for the space within. The entrance hall includes storage and a radiator, leading to a front-facing study with wooden flooring. The spacious open-plan lounge and dining area features windows to the front and bifolding doors to the rear, with direct access to a well-equipped kitchen that includes integrated appliances, a gas range cooker, and wall and base units. Upstairs are three double bedrooms, two at the front and one at the rear, all with carpet flooring. The main bedroom includes a walk-in wardrobe, and the family bathroom is finished with a walk-in shower, wash basin, w/c, spotlights, and storage. A 3/4 boarded loft offers additional space. Outside, the private rear garden is fully fenced and includes a lawn, slate area, decking, outside tap, electric point, and shed. The property also benefits from a large garage with power, lighting, and an up-and-over door. Located in a sought-after area, this is a fantastic family home at a great price.

### **Entrance Hall**

### **Downstairs W/C**

### **Lounge/Dining Room**

24' 7" x 11' ( 7.49m x 3.35m )

### **Kitchen**

15' 9" x 8' 8" ( 4.80m x 2.64m )

### **Study**

9' 3" x 8' 5" ( 2.82m x 2.57m )

### **Landing**

### **First Bedroom**

15' 6" x 11' 3" ( 4.72m x 3.43m )

### **Second Bedroom**

11' 7" x 11' ( 3.53m x 3.35m )

### **Third Bedroom**

9' 5" x 7' 11" ( 2.87m x 2.41m )

### **Bathroom**

### **Rear Garden**

### **Front Garden**

### **Garage**

18' 2" x 10' ( 5.54m x 3.05m )



***view this property online*** [williamhbrown.co.uk/Property/SEL108711](http://williamhbrown.co.uk/Property/SEL108711)



## welcome to Windmill Gardens

- Detached Family Home.
- Gated Access Driveway.
- Open Plan Lounge / Dining Room.
- Private Rear Garden.
- Three Double Bedrooms.

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in the region of  
**£340,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SEL108711](https://www.williamhbrown.co.uk/Property/SEL108711)



Property Ref:  
SEL108711 - 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](mailto:Selby@williamhbrown.co.uk)



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**