



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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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)



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welcome to Buller Street

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Terraced House.
- Three Double Bedrooms.

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

guide price
£80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL108758 - 0003

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