

# property details **approval form**

6 Westbourne Terrace, Selby, North Yorkshire, England, YO8 9DF

**Date:** 23 December 2025

**Property Ref and Version:** SEL108800 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£225,000

Tenure: Freehold

## >> **key features**

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- > Updated photos due in January 2026!
- > Great Investment Opportunity
- > Sought-After Location
- > Four Double Bedrooms
- > Four En-Suites
- > EPC Rating: E

## >> **short description**

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Fantastic HMO Investment Opportunity in Selby.

## >> **long description**

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This recently renovated mid-terrace property in Selby presents a fantastic investment opportunity, perfectly designed as a house of multiple occupancy (HMO) with the potential for excellent rental yields. The property features a bright lounge with carpet flooring, a modern fitted kitchen with wall and base units, an integrated oven, hob, and cooker hood, and a utility room with plumbing for a washing machine and space for a fridge freezer. The accommodation includes four spacious double bedrooms, each carpeted and complete with their own en-suite bathrooms, ensuring privacy and convenience for tenants.

Externally, the property benefits from a low-maintenance front lawned garden and a rear courtyard garden. Situated in a prime location close to local amenities and transport links in Selby, this property offers an ideal investment for those looking to maximize rental income in a thriving area.

## >> **directions**

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>> **Agent Note**

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## >> room description

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### **Lounge**

10' 11" x 11' 4" Into Recess ( 3.33m x 3.45m Into Recess )

Window to the front of property

### **Kitchen**

12' 2" x 11' 4" ( 3.71m x 3.45m )

Fitted kitchen, wall and base units, work tops, sink/drainers, oven, hob, cooker hood, space for table, window to rear.

### **Utility**

10' 3" x 5' 11" ( 3.12m x 1.80m )

Window and door to the side, boiler, plumbing for washing machine, space for fridge freezer.

### **Landing**

Stairs from ground floor, carpet, stairs to second floor.

### **Bedroom One**

10' 2" max x 9' 9" max ( 3.10m max x 2.97m max )

Double bedroom with carpet, radiator, ensuite and window to the front.

### **En-Suite One**

Window to the front, shower cubicle, WC, wash hand basin, spotlights, extractor fan.

### **Bedroom Two**

### **En-Suite Two**

### **Bedroom Three**

11' 3" x 8' 1" Into Recess ( 3.43m x 2.46m Into Recess )

Double bedroom with carpet, en-suite and window to the rear.

### **En-Suite Three**

### **Bedroom Four**

12' 3" x 10' 5" Into Recess ( 3.73m x 3.17m Into Recess )

Double bedroom with carpet, radiator, en-suite. Window to the front.

### **En-Suite Four**

WC, wash hand basin, extractor fan, radiator.

### **Front Garden**

Lawned garden

### **Rear Garden**

Courtyard

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## >> **room description**

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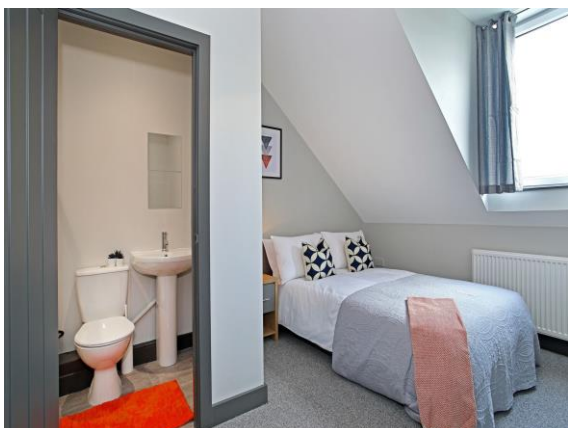
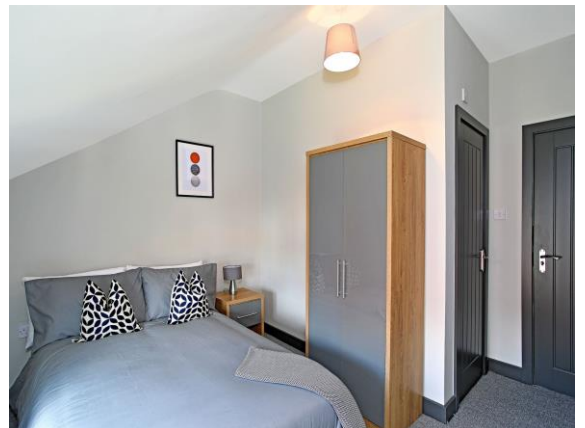
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## >> **property images**



**Your William H Brown office:** 52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET

**T** 01757 210040 **E** Selby@williamhbrown.co.uk

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## >> **property images**

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## >> floor plan

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## >> approval

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	Signature	Date
Caroline Azevedo		
Miss C. Ros		