



67 Buller Street
Selby, YO8 4BT

Asking Price Of £150,000

Property Features

- Superbly presented End Terrace House in popular location
- Lounge, Stunning 15' Dining Kitchen & Utility
- 2 Double Bedrooms & luxury Shower Room
- Electric Heating, UPVC DG, Off Street Parking & Garden
- Within walking distance of all Town Centre Amenities

Full Description

SITUATION

From the traffic lights at the western end of Gowthorpe take Scott Road to the mini-roundabout and turn left into Flaxley Road. Take the second right turn into Buller Street where the property will be found on the left landside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a superbly presented End Terrace House being situated in a popular location within easy walking distance of Selby Town Centre and all local amenities. The very tastefully refurbished accommodation presently comprises:

GROUND FLOOR

ENTRANCE

New composite front door leading to:

LOUNGE 13' 6" x 12' 9" (4.11m x 3.89m)

Radiator and built in cupboard.

STUNNING DINING KITCHEN 15' 3" x 10' 0" (4.65m x 3.05m)

Range of Shaker style units comprising sink unit and base units with oak worktops and upstands. Built in oven and hob with chimney extractor over. Island unit with breakfast bar. Radiator, downlighters and staircase leading to the first floor.

UTILITY ROOM 9' 6" x 5' 9" (2.9m x 1.75m)

Larder unit and oak worktop with plumbing for auto washer under. Radiator and UPVC door leading to the enclosed rear yard.



FIRST FLOOR

LANDING

This is approached via the staircase from the Dining Kitchen and opening from the Landing are:

FRONT BEDROOM 13' 6" x 12' 9" (4.11m x 3.89m)

Radiator.

LUXURY SHOWER ROOM

White suite comprising shower cubicle with twin shower heads, pedestal washbasin and low flush WC. Heated towel rail and large linen cupboard.



SECOND FLOOR

LANDING

This is approached via the staircase from the first floor landing and opening from the small second floor landing is:

BEDROOM 13' 9" x 12' 9" (4.19m x 3.89m)

Radiator and dormer window to front.



TO THE OUTSIDE

Off Street PARKING SPACE to rear.

Enclosed hard landscaped Garden to rear.

SERVICES

It is understood that mains drainage, mains water, and electricity are laid to the property. There is central heating from electric radiators throughout and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.



COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the North Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLAN

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	12 G	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements