



**Millgate**

SELBY YO8

**David Leake**  
The **Selby & Goole** Property Expert

 **The  
Property  
Experts**



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**Substantial three storey, three bed house ideally located for Selby town centre and all associated local amenities.**

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**Property at a glance**

- Substantial 3 Storey Property
- Would Benefit From Cosmetic Updating
- 3 Bedrooms
- Fitted Kitchen With Appliances
- White Bathroom Suite With Corner Bath
- Spacious Lounge Diner
- Parking
- Shared Rear Courtyard
- Freehold, EPC Rating E
- Council Tax Band B
- No Chain/Sitting Tenants





Extremely spacious and charming, 3 storey property ideally located in the heart of Selby.

The property benefits from off-street parking, shared rear courtyard and gas central heating.

The accommodation briefly comprises to the ground floor: Spacious lounge-diner, fitted kitchen with cooking appliances and access to shared courtyard.

To the first floor are two bedrooms and a spacious family bathroom with white suite.

To the second floor is a further substantial bedroom with the potential to split into two.

The property is available with either no onward chain or sitting tenant (3yrs & £625pcm).



“With some updating, this property would make an excellent home or rental opportunity”

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## The Seller's View

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“This has been a rental property for many years with no void periods. Circumstances dictate that the property must be sold”



**Directions**

Sat Nav YO8 3LD

what3words: routs.padding.apprehend

**Services**

Main water, gas and electric

**Tenure**

Freehold

**Local Authority & Tax Band**

Selby

Tax band - B

**Viewing Arrangements**

Viewing strictly by appointment with sole agent

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**Amenties/Distances**

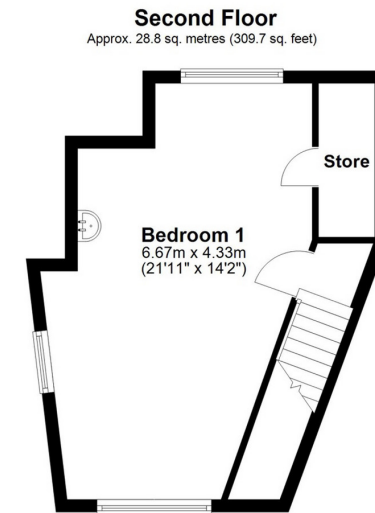
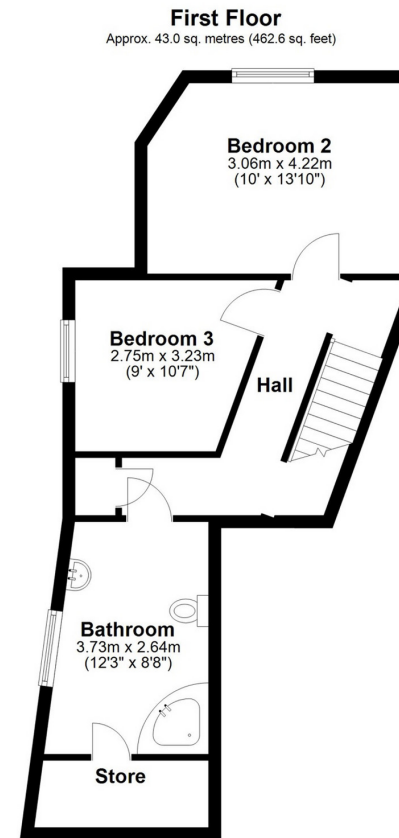
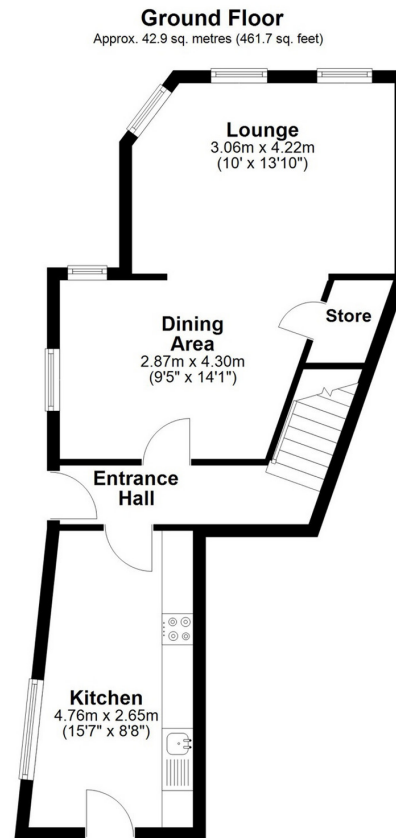
Town Centre 0.2 miles

Train Station 0.5 miles

Motorway links 8 miles

Bus Station 105 miles

Hospital 1.3 miles



Total area: approx. 114.6 sq. metres (1234.0 sq. feet)

**AGENTS NOTES**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Very energy efficient - lower running costs		Current	Potential
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

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# About the Area

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## Selby

The pretty town of Selby is dominated by the superb Abbey, founded in AD1069. Magnificent both inside and out, this holy site was once destroyed by fire then rebuilt by hand.

The town is surrounded by picturesque countryside, making it an ideal destination for those seeking a peaceful retreat.

Selby is also a great place for outdoor enthusiasts, with plenty of opportunities for walking, cycling, and fishing. The town is surrounded by stunning countryside, including the Selby Canal and the nearby Humber Estuary, which is a haven for wildlife.



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# David Leake

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## Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
  - Available 7 days a week, evenings and weekends for your convenience
  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - Trained in negotiation to extract the highest offer from buyers
  - Resulting in the maximum price for the seller and a smooth transaction
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***“Dealt with David on many occasions over the years. Been a pleasure. Always found him genuine, honest and easy to deal with. Which is refreshing and hard to come by in the property game. Very helpful and a great local knowledge too. Would definitely use again and also highly recommend”***

**Michael H**



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