

Selby YO8 8BA

## Offers in the region of £150,000

3 Bed House - Semi-Detached

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTIONS
- SHOWER ROOM
- GAS HEATING
- IN NEED OF MODERNISATION
- CLOSE TO RETAIL PARK AND TOWN CENTRE
- NO ONWARD CHAIN





This property boasts 2 reception rooms, 3 bedrooms, and a shower room, offering ample space for comfortable living. With 988 sq ft of living area, there's plenty of room for you and your family to spread out and make memories. Although some modernisation is required, this presents a fantastic opportunity to put your own stamp on the property and create a space that truly reflects your style and preferences. Conveniently located close to the town centre and a retail park, you'll have easy access to a variety of amenities, shops, and entertainment options. No onward chain.

Entrance door into rear lobby and side entrance door into:-

#### Entrance Hall

With stairs off to the first floor. Having a window to the front elevation and an understairs storage cupboard.

#### Living Room

3.68m x 3.68m (12'1" x 12'1") Having a window to the front elevation and a radiator.

#### **Dining Room**

 $3.65m\ x\ 3.68m\ (12'0"\ x\ 12'1")$  Having a window to the rear elevation and a radiator. Built in storage cupboard.

#### Kitchen

#### 3.15m x 1.81m (10'4" x 5'11")

Having some basic units and a sink. With a window to the side elevation. Door into the rear lobby which contains a wc and two outhouses.

#### Landing

With doors off and a window to the side elevation.

#### Bedroom 1 4.28m x 3.1m (14'0" x 10'2") Having a window to the front elevation and a radiator.

#### Bedroom 2

3.33m x 3.05m (10'11" x 10'0") Having a window to the rear elevation and a radiator.

#### Bedroom 3

3.31m x 2.38m (10'10" x 7'9") Having a window to the front elevation and a radiator.

#### Shower Room

Being fully tiled and having a white suite comprising corner shower cubicle, wash hand basin and wc. With a window to the rear elevation.

#### Outside

To the front is a small lawned area with a driveway to the side providing off road parking. The rear is also laid to lawn with a concrete seating area and path.

### Utilities

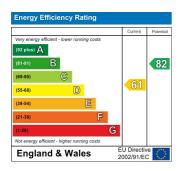
Mains Electric Mains Gas Mains Water (not metered) Mains Sewerage Mobile 4G - limited with vodafone Broadband - FTTP (Ultra fast)

#### Note

Please note that the sale of this property is subject to a grant of probate.



#### Total area: approx. 91.8 sq. metres (987.7 sq. feet) Inessurements have been taken using later distance metric or sonic tage measure and therefore may be subjet to a small margin of error. It is we endeavour to make our sake distance and endealed. If there is any power which is of grantout importance to you, please contac us and we will be pleased to check the information. Do so particularly if traveling some distance. Perior ordinary during the same distance and the same distance and there are any power distance.



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