

Elmhirst  
Parker  
Sole Agents for the Region



# 106 Petre Avenue

Selby  
YO8 8DW

Offers in the region of  
£149,950



- 3 BEDROOMS
- SOLAR PANELS
- EPC C
- 2 RECEPTION ROOMS
- GOOD SIZE REAR GARDEN
- DETACHED GARAGE
- MODERNISATION REQUIRED
- TAX BAND A
- NO CHAIN







This three-bedroom house presents an exciting opportunity for those looking to create their dream home. With two reception rooms, this property offers ample space for both relaxation and entertaining.

While the house requires modernisation, it is brimming with potential, allowing you to tailor the interiors to your personal taste and lifestyle. With solar panels, the energy performance certificate rating of C indicates a reasonable level of energy efficiency, which is a positive aspect for future improvements.

The location in Selby is ideal, providing a friendly community atmosphere while being conveniently close to local amenities, schools, and transport links. This property is perfect for families or individuals seeking a project that promises to yield significant rewards.

Don't miss the chance to invest in a property with such great potential in a desirable area.

#### Entrance Hall

#### Living Room

5.72m x 3.32m (18'9" x 10'11")

Double glazed window to front and rear. Electric fire and two radiators.

#### Dining Room

2.65m x 2.48m (8'8" x 8'2")

Double glazed window to front and a radiator.

#### Kitchen

2.47m x 3.78m (8'1" x 12'5")

Double glazed window to rear, understairs cupboard and additional storage cupboard housing gas boiler. PVCu door to rear garden.

#### Landing

Loft access hatch and window to rear elevation. Cupboard housing hot water tank and additional storage cupboard.

#### Bedroom 1

3.26m x 3.26m (10'8" x 10'8")

Double glazed window to front with radiator under. Over stairs storage cupboard.

#### Bedroom 2

3.96m x 2.84m (13'0" x 9'4")

Double glazed window to front with radiator under. Over stairs storage cupboard.

#### Bedroom 3

2.36m x 2.47m (7'9" x 8'1")

Double glazed window to rear and storage cupboard, radiator.





### Wet Room

Wet room with electric shower and pedestal sink. Double glazed window to rear.

### WC

Double glazed window to rear.

### Outside

To the front is off street parking for multiple vehicles. The rear garden is mainly laid to lawn and comes equipped with a detached garage for storage, a green house and an additional storage shed.

### Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Sewerage

Mobile 4G

Broadband FTTP (Ultrafast)

### Solar Panels

The solar panels are owned and maintained by A Shade Greener. The lease agreement we believe runs until 2038.

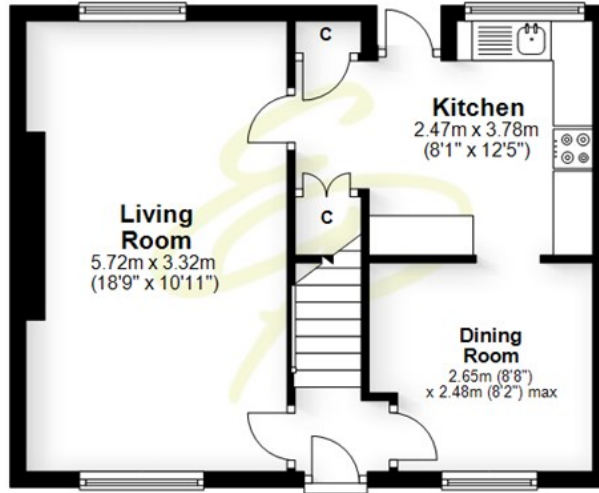
### Note

The sale of this property is subject to receipt of the grant of probate.



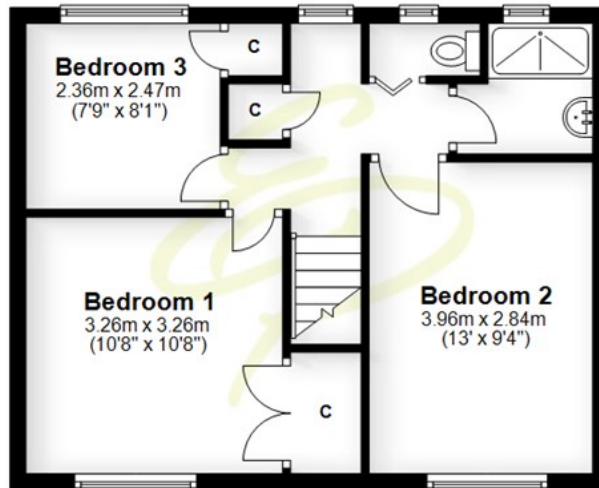
## Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)

Total area measurement excludes garage.

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 75      | 86        |
| EU Directive 2002/91/EC                     |         |           |

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