



Hinchir  
Parker  
Estate Agents Solicitors

# 2 Audus Street

Selby  
YO8 4HJ

Price  
£186,500



- THREE BEDROOMS AND LOFT ROOM
- SPACIOUS AND FLEXIBLE LIVING
- EXCELLENT TRANSPORT LINKS
- TAX BAND B
- PRIME TOWN CENTRE LOCATION
- WELL MAINTAINED PROPERTY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- TWO RECEPTION ROOMS
- NO CHAIN
- 124sqm (1333sq.ft)







This charming double fronted 3 bedroomed terraced home, with large loft room is ideally located just off the main street in the heart of the town. Freshly decorated and well maintained, it offers flexible living across three floors, including an open plan kitchen/living area, a separate lounge (which could serve as another bedroom) and a versatile loft room. The property features double glazing, gas central heating and utility, with walled courtyard, providing a private outdoor space. This surprisingly spacious move-in ready home is a perfect blend of period charm and modern practicality.

#### Entrance Hall

#### Kitchen

3.54m x 3.32m (11'7" x 10'11")

A range of matching base and wall units and tiled floor. Integrated appliances include oven and grill, electric hob with extractor over and stainless steel sink with drainer. Window to rear elevation.

#### Lean to

Storage cupboard and worktop. Window and door to rear.

#### Living Room

3.36 x 3.92 (11'0" x 12'10")

Open to the kitchen area, this could be used as dining or living space. Window to front elevation.

#### Lounge

3.34m x 4.20m (10'11" x 13'9")

Window to front elevation.

#### utility

Under stairs utility with plumbing for washing machine. Window to rear.

#### 1st Floor

#### Bedroom 1

3.37m x 4.92m (11'1" x 16'2")

Window to front elevation, and built in storage cupboard.



**Bedroom 2**  
3.52m x 5.74m (11'7" x 18'10")  
Window to front elevation.

**Bedroom 3**  
3.54m x 1.80m (11'7" x 5'11")  
A range of fitted furniture. Window to rear.

**Loft Room**  
4.21m x 4.56m (13'10" x 15'0")  
A good sized loft room accessed via original staircase. Velux window, built in cupboards and eaves storage.

**Bathroom**  
2.36 x 1.55 (7'8" x 5'1")  
Bath suite includes panel bath with shower over, pedestal sink and wc.  
Window to rear elevation and airing cupboard.

**Outside**  
Walled private courtyard to the rear featuring a wooden pergola. Wrought iron gate providing convenient access to town.

**Utilities**  
Mains Electric  
Mains Gas  
Mains Water  
Mains Sewerage

Mobile 4G  
Broadband FTTP (Ultrafast)







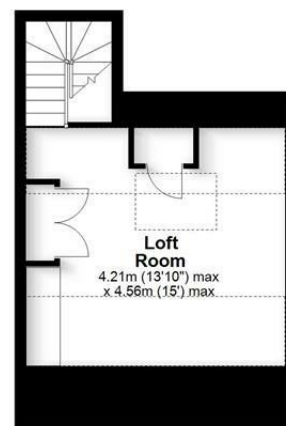
**Ground Floor**  
Approx. 49.7 sq. metres (535.2 sq. feet)



**First Floor**  
Approx. 52.2 sq. metres (561.7 sq. feet)



**Second Floor**  
Approx. 22.0 sq. metres (238.9 sq. feet)



Total area: approx. 123.9 sq. metres (1333.8 sq. feet)

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 |         |           |
|                                             | 58      | 79        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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