



## 45, Charles Street, Selby, YO8 4DA

Three bed semi-detached house within easy walking distance of Selby Town.

This property has gas central heating, double glazing, off road parking and enclosed rear garden with lawn and pleasant decking area.

Property is freehold - Tax band A - EPC rating C.

Contact the Agent to arrange a viewing TODAY!

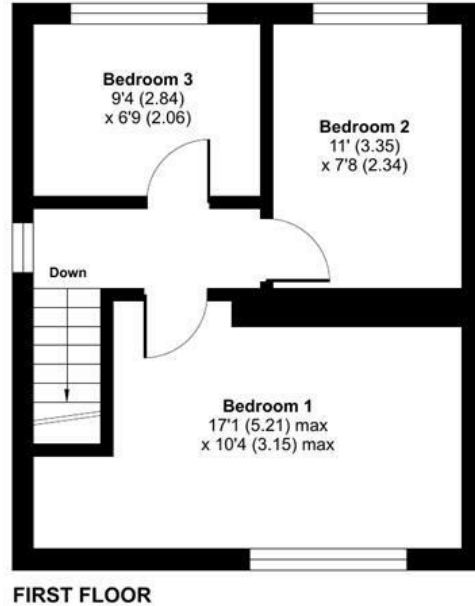
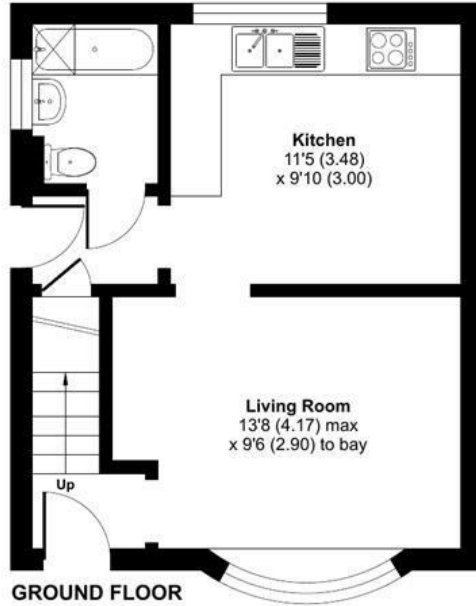
**£165,000**

- Semi Detached House
- Three Bedrooms
- Gas Central Heating
- UPVC Double Glazing
- Rear Garden with Decking
- Walking Distance to Town Centre
- Council Tax Band A
- EPC Rating C

# Charles Street, Selby, YO8

Approximate Area = 715 sq ft / 66.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Keith Taylor Estate Agents. REF: 1122953

