



## 22, Wistow Road, Selby, YO8 3LY

Traditional bay fronted 3 bedroom semi detached family home requiring modernisation, with detached single garage - Fabulous rear garden and open rural views towards Wistow. **\*\* CHAIN FREE \*\***

Services: Mains drainage, gas, water and electricity.

Tenure: Freehold

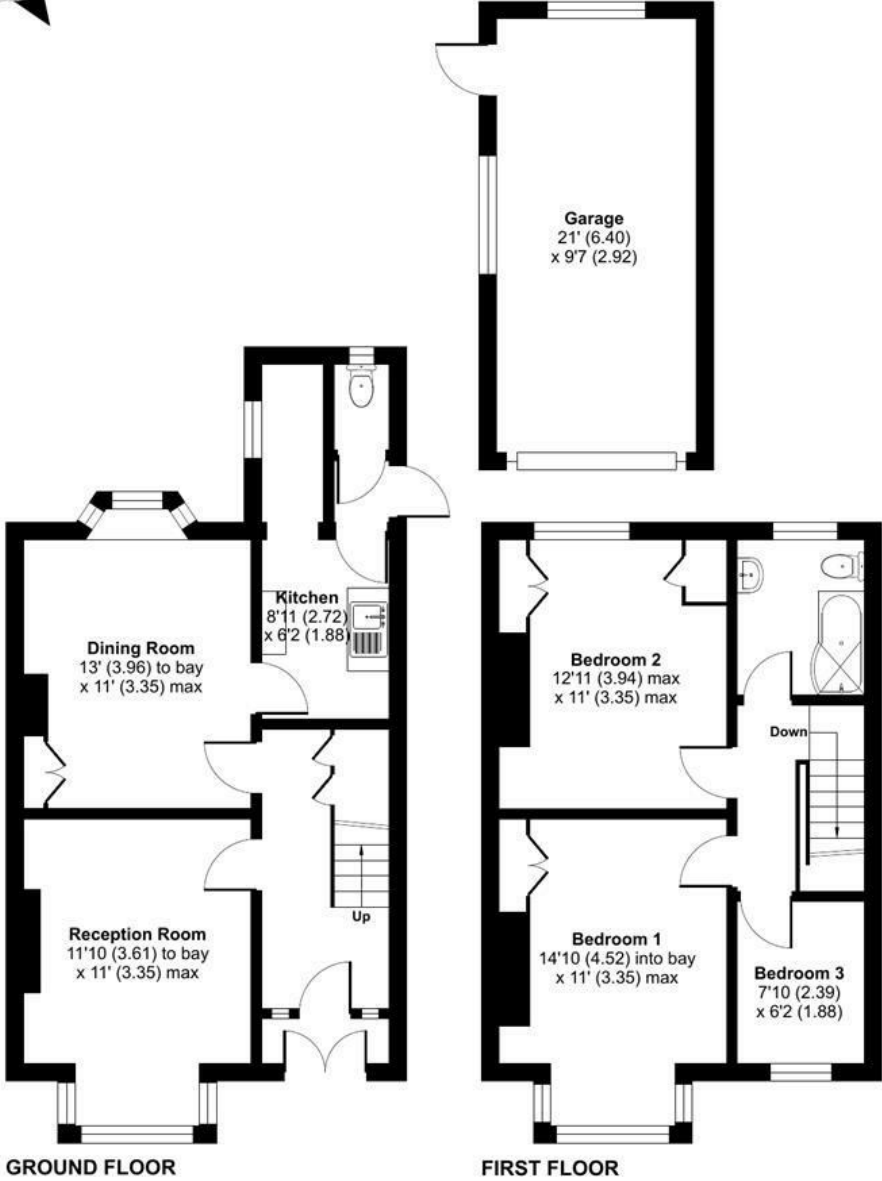
Council Tax - Band - C - North Yorkshire County Council

**£250,000**

- **\*\* PROJECT PROPERTY \*\***
- Requires Modernisation
- Fabulous Rear Views towards Wistow
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen / Pantry and WC
- Driveway / Off Street Parking
- Detached Single Garage
- Sought After Location
- **\*\* CHAIN FREE \*\***

# Wistow Road, Selby, YO8

Approximate Area = 990 sq ft / 91.9 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Total = 1193 sq ft / 110.7 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: 1132613

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	