



42, Myrtle Avenue, Selby, YO8 9BG

**** CHAIN FREE **** 3 bedroom semi detached family home with a detached garage in a sought after area. The property would benefit from some updating.

- Semi Detached
- **** GOOD SIZED ATTIC SPACE ****
- Driveway Parking and Detached Garage
- 3 BEDROOMS
- Conservatory
- First floor Bathroom and W.C.
- Good Sized Lounge
- GARDENS FRONT AND REAR
- Sought After 'Westbourne Road' Location
- **** CHAIN FREE ****

£225,000

Myrtle Avenue, Selby, YO8

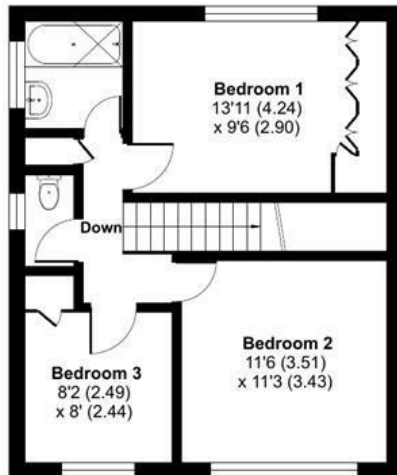
Approximate Area = 1076 sq ft / 100 sq m

Garage = 217 sq ft / 20.1 sq m

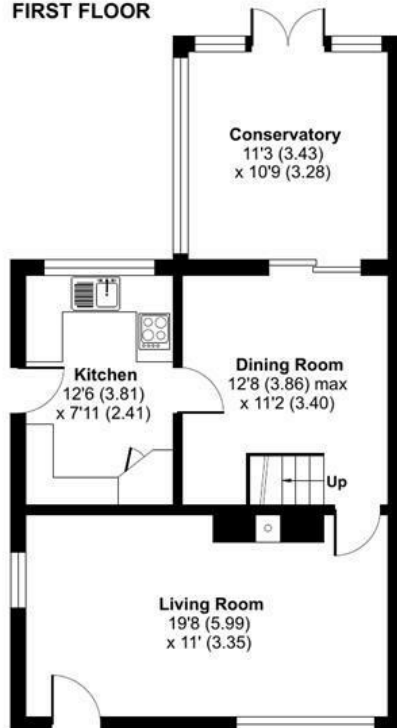
Shed = 67 sq ft / 6.2 sq m

Total = 1360 sq ft / 126.3 sq m

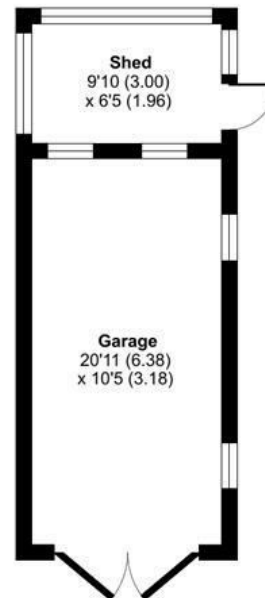
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1159963

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	