



## Millgate

Selby, YO8 3LL

£125,000



\*\* PROJECT PROPERTY \*\* \*\*VACANT POSSESSION/NO ONWARD CHAIN\*\*



## Property Info:

\*\*\* Please note this is a project property requiring works and updating; however, it's a great property with front reception room, middle kitchen/diner of a good size, rear utility room and bathroom in the extension - the rear extension has had a recently fitted new flat roof and the gas combi boiler has been recently installed.

Stairs to the first floor:

3 bedrooms - two doubles and a larger than average single.

Externally there is a private courtyard and beyond this is a private garden area - which is a rarity with period inner terraced properties.

Services: Mains drainage, water, gas and electricity. The heating system and any appliances (including house alarms where fitted) mentioned in these sale details have not been tested by Keith Taylor Property. If you are interested in purchasing the property we advise that you have all services, log burner/fires and flues (where appropriate) and appliances tested before entering into a legal commitment to purchase.

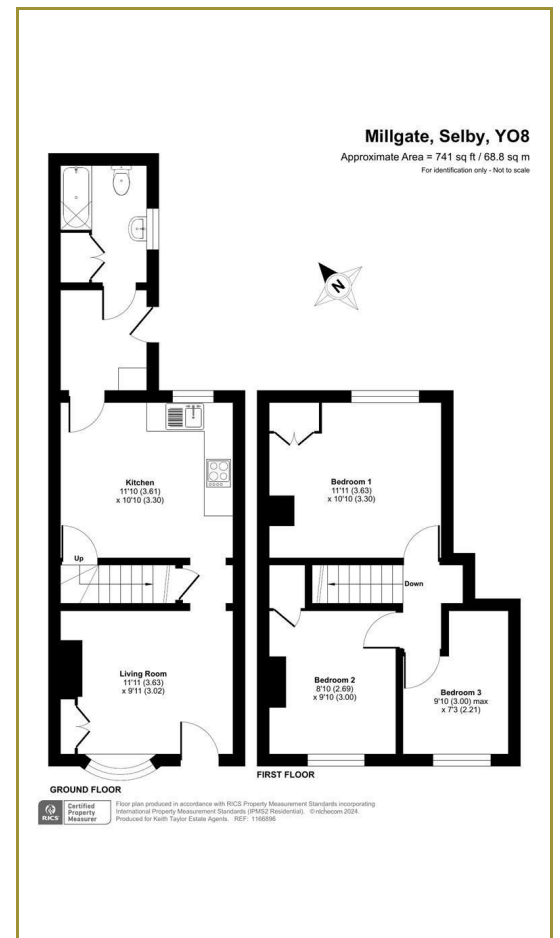
Tenure: Flying Freehold.

Council Tax Band A - with North Yorkshire County Council

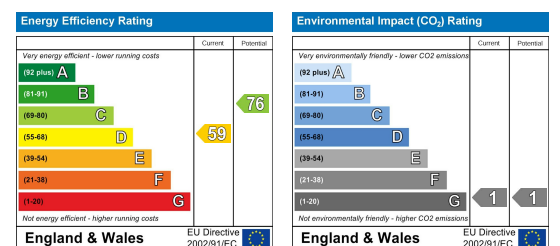
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

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