



27 Yew Tree Close

Selby, YO8 3NE

Offers In The Region Of £175,000



**** CHAIN FREE **** Sitting at the foot of this peaceful cul-de-sac is this lovely 2 bedroom semi detached property within walking distance of the town centre and train station.



Property Info:

Lovely 2 bedroom semi detached property, ideal first time buyer property sitting at the foot of this peaceful cul-de-sac of similar style properties and all within walking distance of the town centre and Selby Train Station.

The property briefly comprises:

Side entrance through the composite door into the entrance vestibule with space for coats and shoes, lounge with under stairs cupboard, kitchen with rear door direct to the garden.

Stairs to the first floor.

2 Double bedrooms and house bathroom.

Externally there are gardens to the front and rear, the rear garden has a summer house with electricity.

**** CHAIN FREE ****

Tenure: Freehold

Services: Mains drainage, gas, water and electricity.

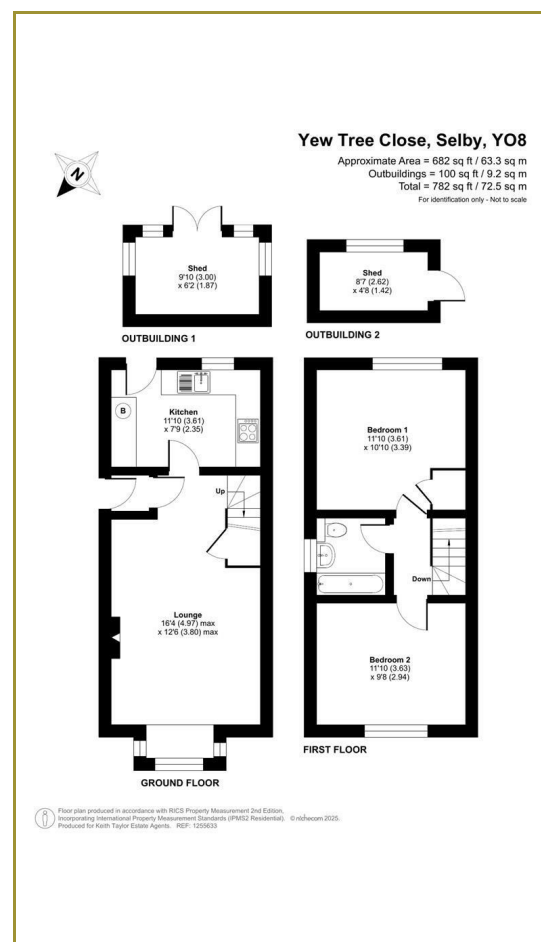
NOTE - The boiler is c2 years old and all the windows and doors are still under guarantee.

Council tax: Band B - North Yorkshire Council

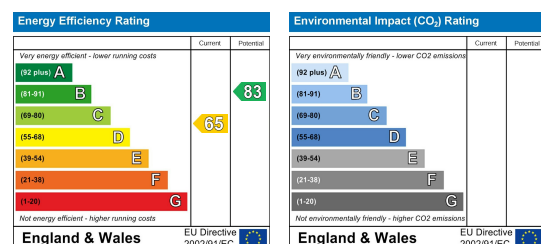
Area Map



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.

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