



35 Brook Street

Selby, YO8 4AL

Offers In The Region Of £235,000

'Peter Broderick's Barber Shop and Family Home' is now up for sale - this property is as iconic to the Historic Market Town of Selby as the Abbey and the Toll Bridge...

As soon as you open the wrought iron gate to the front courtyard, you know you will enter a home of time-lasting taste, that is impeccably shown. This property is spotless and full of charm - yes, some aspects may need a 2026 touch but what a fabulous opportunity for the next owner and custodian of No.35.

The property is full of character... from the sweeping staircase to the curved walls, it has a lovely modern kitchen with rear utility and door to the sunny rear courtyard.

To the first floor: Mr. Broderick made the front bedroom the property's lounge - but clearly it is a 3 bedroom property overall, with a first floor bathroom.

You need to ring us and book your viewing, as you will not be disappointed with the opportunities this property could bring, from home working space, to rejuvenated hair salon space**, or it could just be returned to a wonderful sophisticated family home, in the heart of town.

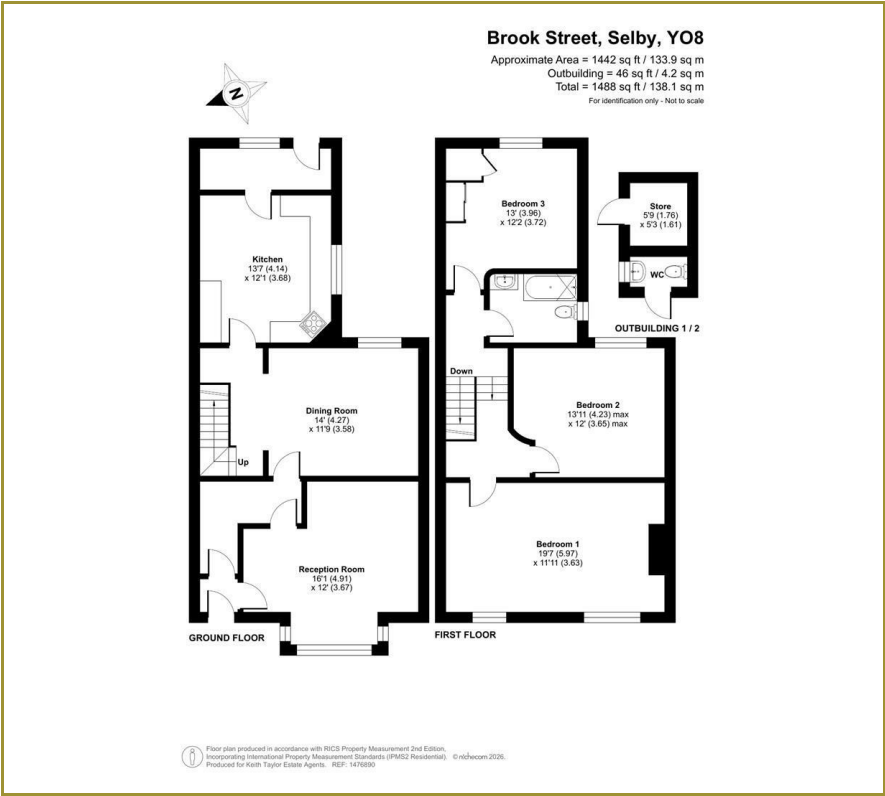
...If we could only sit for a while, while the Barber shop walls told us its secrets, laughs, football analysis, horse racing tips, and special moments from gentlemen's 'chit chat' of a bygone era... the air in here is thick with nostalgia and we love it!

- ** CHAIN FREE **
- 3 Bedrooms
- 1 Bathroom - plus Ground Floor W.C. (external but spotless)
- Front Reception is/was the Barber Shop
- Some High Impact Original Features - Staircase and Curved walls!
- Sunny Rear Courtyard Space of a Good Size
- Modern Kitchen
- Rear Utility with Modern Gas Combi Boiler
- On Street FREE Parking
- A Wonderful Home of opportunities

** subject to any change of use or planning



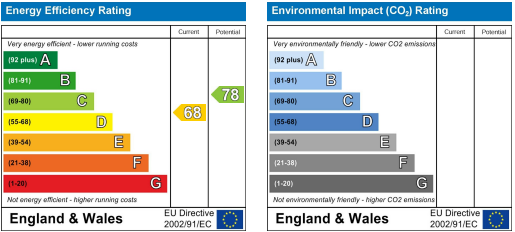
Floor Plan



Area Map



Energy Efficiency Graph



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