



Elmhirst
Parker
ESTATE AGENTS



133 Millgate

Selby
YO8 3LL

Offers in the region of
£125,000



- CHARMING END TERRACED HOUSE
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- TWO RECEPTION ROOMS
- MODERN SHOWER ROOM
- OUTSIDE SPACE
- COUNCIL TAX BAND A
- WITHIN WALKING DISTANCE OF THE TOWN CENTRE





Located close to the town centre on Millgate, Selby, is this charming end-terraced house which presents an excellent opportunity for those seeking a well-presented home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The modern shower room, located on the ground floor, adds to the practicality of the space. With two double bedrooms, this home is ideal for small families, couples, or individuals looking for a cosy retreat. The property is situated within walking distance of the town centre, providing easy access to local amenities, shops, and transport links, making it a convenient choice for everyday living. Whether you are a first-time buyer or seeking a rental opportunity, this end-terraced house offers a perfect blend of comfort and convenience.

Composite entrance door leading into:-

Entrance Hall

With stairs off and door into

Living Room

3.92m x 3.29m (12'10" x 10'9")

Having a window to the rear elevation overlooking the patio.

Reception Room

2.00m x 2.79m (6'7" x 9'2")

Currently used as an office but would lend itself easily to alternative uses. Having a window to the front elevation with a radiator beneath. Useful downstairs storage area.

Kitchen

3.98m x 2.07m (13'1" x 6'9")

Having a range of base and wall units. Complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit with a mixer tap over. Integrated electric oven with gas hob and extractor over. Integrated fridge/freezer and plumbing for dishwasher. With a window and a door to the side elevation and a further door to:-

Shower Room

2.07 x 1.68 (6'9" x 5'6")

Being fully tiled and having a large walk in shower with a white inset wash hand basin and wc. With a window to the side elevation.

Landing

With doors off.



Bedroom 1

3.92m x 3.2m (12'10" x 10'5")

Being of a double size and having a window to the rear elevation with a radiator beneath. door leading to a wash hand basin and wc, with an extractor fan.

Bedroom 2

3.09m x 3.92m (10'2" x 12'10")

Being of a double size and having a window to the front elevation and a radiator beneath. Overstairs cupboard housing the washer / dryer.

Outside

To the front is a forecourted garden with shrubs and gated access. To the rear is a cottage style patio area with space for a bistro type table and chairs and planters.

Utilities

Mains Electric

Mains Gas

Mains Water (Not Metered)

Mains Sewerage

Mobile* 4G

Broadband* FTTP (Ultrafast)

*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.

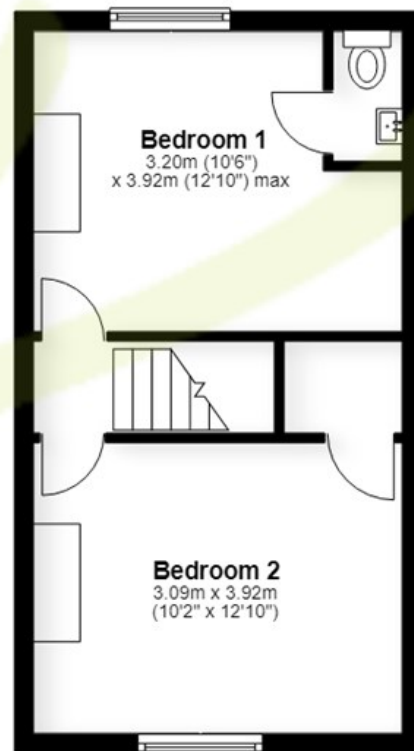
Ground Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



Total area: approx. 70.5 sq. metres (758.9 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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