



St. Marks Square New Lane, Selby – YO8 4QD

Offers Over £115,000

JP HARLL



70 St. Marks Square New Lane

Selby

- 1 Bed Grade II Listed Cottage
- Outside Brick Built Store (large enough to host a motorbike!)
- Town Centre Location
- Gas Central Heating/Mains Electricity
- Mains Water/Mains Sewerage
- Freehold
- Brick Built Construction
- Broadband: FTTP. Mobile: 5G
- EPC Rating 'C' (73)
- Council Tax Band 'A'



We are pleased to offer for sale this charming, one bed mid terraced house with handy outdoor store perfectly located for easy access into Selby Town and local amenities.

The front door opens into the spacious lounge with window overlooking the lawned communal Square. Attractive laminate floor adds a modern touch to this space.

The kitchen (which leads out onto the rear access only road) has been cleverly designed to utilise the space in the best way. With plenty of cupboard and worksurface space the kitchen is perfect for budding cooks! There is space for dryer and fridge under the stairs.

Upstairs you will find the landing with doors leading to:

The main bedroom at the front of the property again with feature window over looking the green. There is a tv point in the bedroom.

The bathroom has a modern three piece suite comprising, panel bath with electric shower and glass shower screen.

Outside to the rear at the end of the access road is a useful, brick built outdoor store, which has double wooden doors and has space to store a motorbike!

NB. This property is Grade 2 Listed and within a conservation area. There is an indemnity policy in place for this property.

Property Information Disclaimer

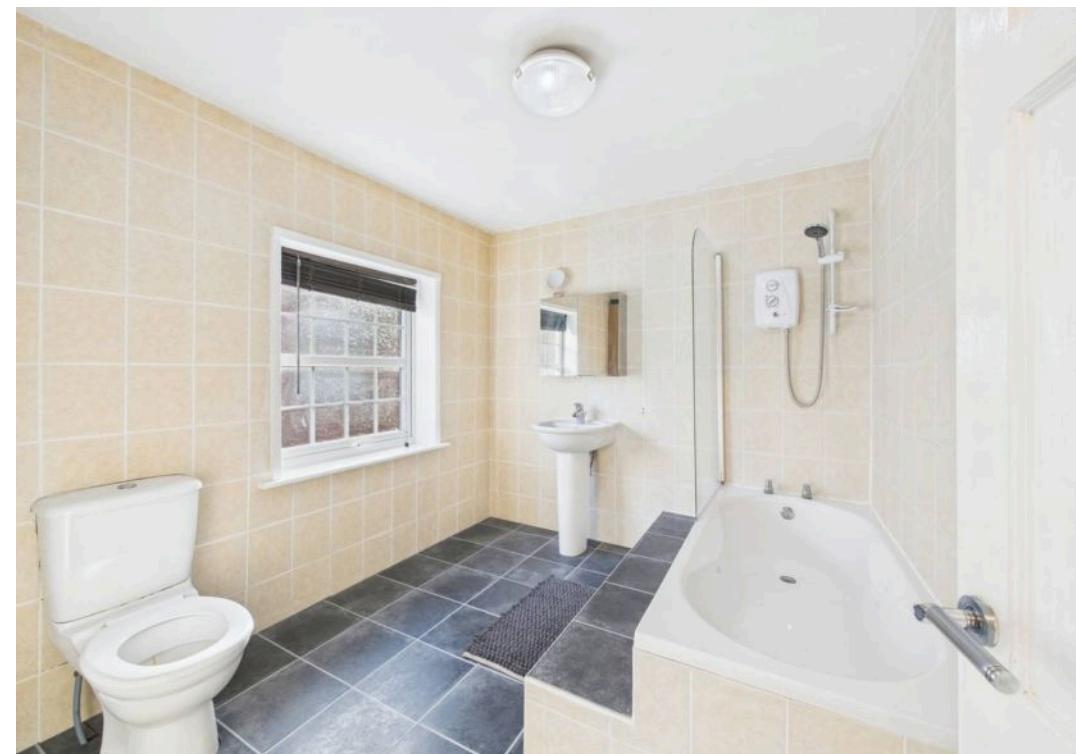
The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.







Floor 1

Approximate total area⁽¹⁾

41.3 m²

444.55 ft²

Reduced headroom

0.52 m²

5.6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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