

Millgate, Selby

Offers Over £130,000



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Full Description

Beautifully Renovated Two Bedroom Cottage | No Onward Chain | Move Straight In

Offered to the market with no onwards chain, this beautifully renovated two-bedroom cottage perfectly blends character and contemporary living, creating an ideal first home, investment property or downsizing opportunity.

Having undergone an extensive programme of modernisation, the property is presented to an exceptional standard throughout, with every detail carefully considered to create a stylish and energy-efficient home ready to enjoy from day one.

At the heart of the property is a superb open-plan living space, flooded with natural light and designed with modern lifestyles in mind. The contemporary kitchen is fitted with a range of integrated appliances and flows seamlessly into the living and dining areas, creating the perfect environment for relaxing, entertaining or everyday living. Patio doors open directly onto the rear garden, bringing the outside in and enhancing the sense of space.

To the first floor are two generous double bedrooms, both beautifully presented and served by a stunning family bathroom. Finished to an impressive standard, the bathroom features floor-to-ceiling tiling, a luxurious rainfall shower over the bath, contemporary fittings and underfloor heating for added comfort.

The property benefits from wet underfloor heating throughout both floors, providing efficient and comfortable heating alongside modern insulation upgrades and a recently installed gas combi boiler.

Externally, the cottage enjoys a surprisingly long rear garden, offering excellent potential for entertaining, gardening or simply enjoying the outdoors. To the front, unrestricted on-street parking is available free of charge.

Conveniently positioned within easy reach of the town centre, railway station and a wide range of local amenities, this is a home that offers both character and convenience in equal measure.

Why You'll Love It

Beautifully renovated throughout

No onward chain
Spacious open-plan living accommodation
Contemporary fitted kitchen with integrated appliances
Two genuine double bedrooms
Luxurious bathroom with rainfall shower over bath
Wet underfloor heating throughout both floors
Long rear garden
Free unrestricted on-street parking
Convenient location close to the town centre and railway station

A truly turn-key home that offers style, comfort and convenience in equal measure. Early viewing is highly recommended.

Features

- Beautifully Renovated Two Bedroom Cottage
- No Onward Chain
- Spacious Open-Plan Living Accommodation
- Contemporary Kitchen with Integrated Appliances
- Patio Doors Opening onto the Rear Garden
- Two Generous Double Bedrooms
- Luxury Bathroom with Rainfall Shower Over Bath
- Wet Underfloor Heating Throughout Both Floors
- Long Rear Garden with Excellent Potential
- Convenient Location Close to the Town Centre & Railway Station

Contact Us

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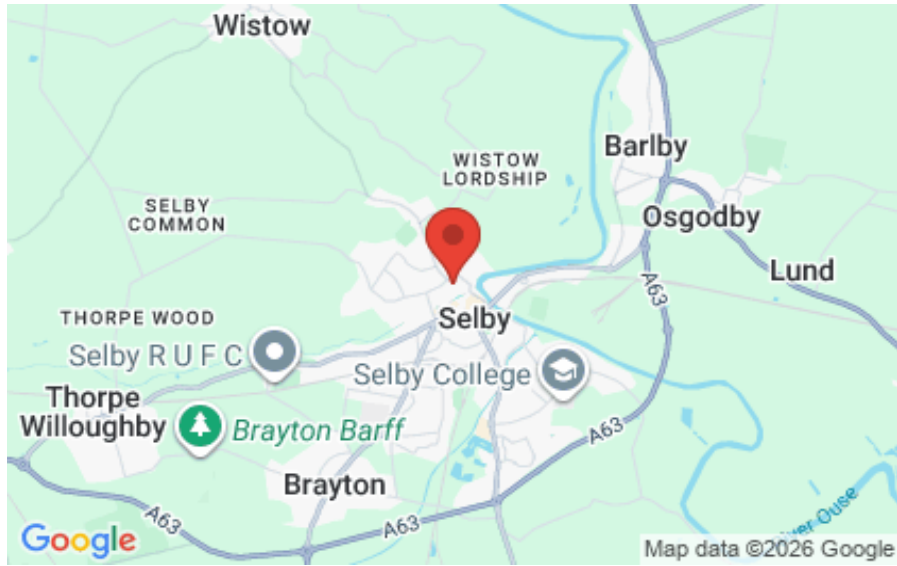




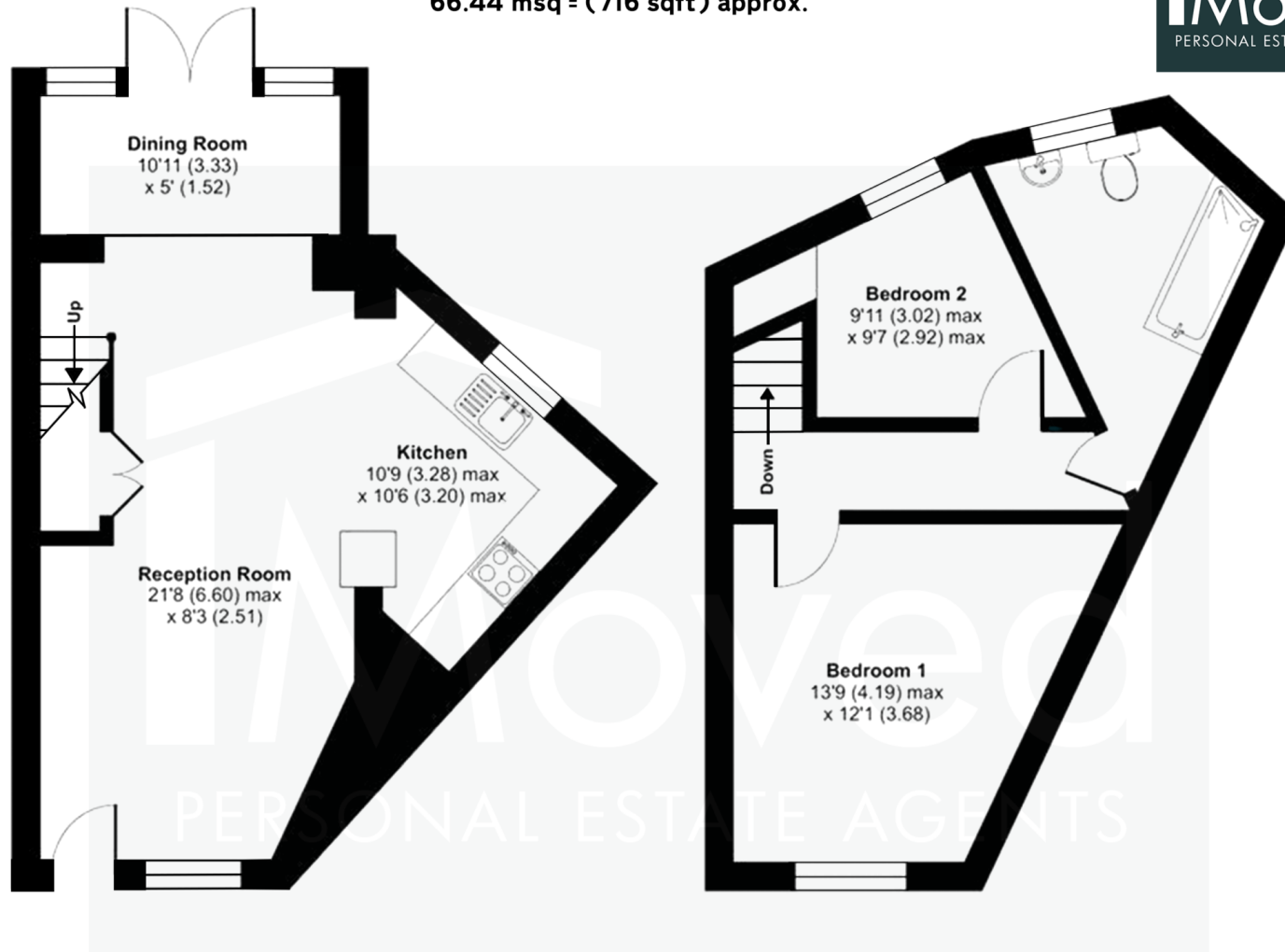
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			91
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A		0	0
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



TOTAL FLOOR AREA
66.44 msq = (716 sqft) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan. COPYRIGHT IMOVED LTD