



YORK | SELBY | GOOLE | LEEDS

WREN LANE

**SELBY
YO8 4PH**

rightmove 
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ZOOPLA
OnTheMarket



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WREN LANE SELBY, YO8 4PH



Beautifully presented, two double bedroom end terrace within walking distance of Selby town centre.

Featuring a modern kitchen, downstairs WC, stylish shower room, private courtyard garden, allocated parking and attractive rear views towards the iconic Selby Abbey.

Situated within easy walking distance of Selby town centre, this beautifully presented two-bedroom end terrace offers stylish, low-maintenance living and is perfectly suited to first-time buyers, professionals or those looking to downsize.

The property has been tastefully updated throughout and is ready to move straight into. A welcoming entrance hall leads into a spacious living room, which is beautifully decorated in contemporary neutral tones, with recessed spotlights and plenty of space for both relaxing and entertaining.

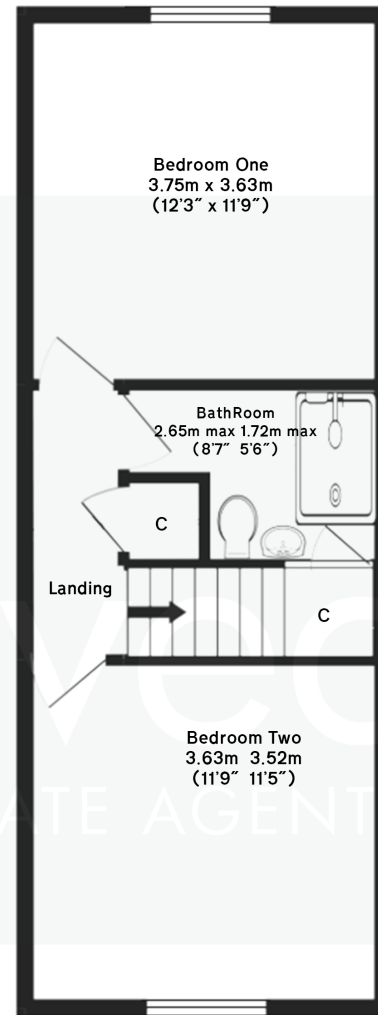
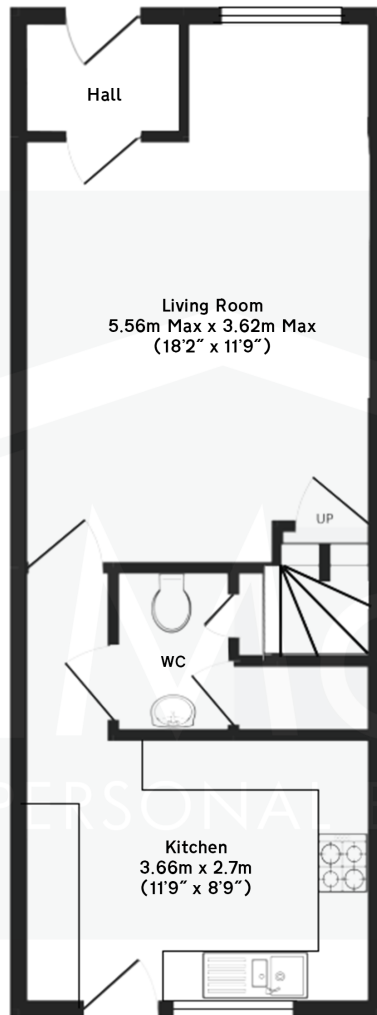
To the rear is a modern fitted kitchen featuring high-gloss units, generous worktop space, integrated cooking appliances and direct access onto the enclosed courtyard garden, creating an ideal space for outdoor dining or simply unwinding after a busy day. A useful ground floor cloakroom/WC completes the accommodation on this level.

- Beautifully presented two-bedroom end terrace
- Two generous double bedrooms
- Spacious living room with modern décor
- Stylish fitted kitchen with integrated cooking appliances
- Ground floor cloakroom/WC
- Contemporary first floor shower room
- Principal bedroom with fitted wardrobes
- Private enclosed rear courtyard garden
- Covered off-road parking for one vehicle
- Attractive rear views towards the iconic Selby Abbey









TOTAL FLOOR AREA
74 sqm
(797 sqft) approx.

Upstairs, the property offers two generous double bedrooms, both beautifully presented and filled with natural light. The principal bedroom benefits from an extensive range of fitted wardrobes, while the second bedroom provides excellent flexibility as a guest room, home office or additional double bedroom. Completing the first floor is a stylish contemporary shower room finished to a high standard.

One of the standout features of the home is its elevated rear outlook, which enjoys attractive views towards the iconic Selby Abbey and provides a unique backdrop rarely found with properties of this type.

Outside, the enclosed rear courtyard has been designed for effortless maintenance with attractive paved seating areas, mature planting and a timber storage shed. Completing the package is the added benefit of allocated covered parking for one vehicle - a valuable feature for such a central location.

Beautifully presented throughout and ready to move straight into, this superb home combines modern living with character, convenience and an enviable location just a short stroll from Selby's shops, restaurants, railway station and local amenities.

Early enquiry is highly recommended.

PUBLIC TRANSPORT



Bus Station 0.2 miles



Selby 0.2 miles

SCHOOLS



Barlby Bridge Primary School	0.2 miles
Selby Abbey Primary School	0.4 miles
Brayton Academy (Secondary)	1.2 miles
Barlby High School (Secondary)	2.3 miles
Selby High School (Secondary)	0.6 miles

MAJOR ROADS



A19 (0.1 miles)
A63 (1.4 miles)
M62 J34 (10.5 miles)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **B**
EPC **B**

LOCAL AUTHORITY:
Selby / North Yorkshire



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THE ONE?



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#Imoved **With** Simon

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