



**Mulberry Close, Selby YO8 8FL**



***welcome to***

**Mulberry Close, Selby**

This semi-detached home on Mulberry Close, Selby, offers a spacious kitchen diner, three double bedrooms including a master with ensuite, and a generous garden with patio. With driveway parking, garage, and a great location near local amenities, it's an ideal family home.



This attractive semi-detached family home on Mulberry Close, Selby, offers modern living in a sought-after location close to local amenities. At the front of the property, there are two driveway spaces and access to a single integral garage. Stepping inside, the entrance hall features laminate flooring and a radiator, leading into a welcoming lounge with a front-facing window and matching flooring. The heart of the home is the spacious open plan kitchen diner, designed for family living and entertaining, with ample room for a dining table, integrated appliances, space for a fridge-freezer, and patio doors opening onto the rear garden. A convenient downstairs W/C completes the ground floor.

Upstairs, the property boasts three double bedrooms, each with carpet flooring, a window, and a radiator. The master bedroom benefits from its own ensuite, fitted with a double shower, sink, and toilet. The landing provides loft access, while the family bathroom includes a bath, toilet, and sink.

The rear garden is generously sized, offering a fresh lawn and a patio area perfect for outdoor relaxation, with side access connecting the front and back of the property. This stunning home combines space, comfort, and practicality, making it an excellent choice for families. With a great price and a fantastic location in Selby, it is a property not to be missed.

**Entrance Hall**

**Lounge**

**Downstairs W/C**

**Kitchen/Dining Room**

**Landing**

**Master Bedroom**

**Ensuite**

**Second Bedroom**

**Third Bedroom**

**Bathroom**

**Front Garden**

**Rear Garden**

**Parking**



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## welcome to Mulberry Close

- GUIDE PRICE £250,000 - £265,000
- Semi-Detached Family Home.
- Integral Garage & Driveway.
- Three Double Bedrooms.
- Large Rear Garden With A Lawn & Patio.

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108781 - 0005

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