



Wavell Street, Selby, YO8 4DE
£215,000





- Three Bedroomed Semi-Detached House
- Off Street Parking and Garden Cabin
- South West Facing Rear Garden
- 77 Sq. M/ 831 Sq. Ft.
- Mains Water. Mains Drainage
- Mains Electricity. Mains Gas Central Heating System
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D' (67)
- Council Tax Band 'A'



Offered with no onward chain

Welcome to this well presented 3 bedroomed semi-detached house tucked away from the hustle and bustle but within easy reach of Selby Town Centre. This spacious three-bedroom semi-detached house is perfectly designed to utilise the space on offer and invite you to lead a comfortable and relaxed lifestyle.

As you enter the property into the light and airy entrance hallway the first floor accommodation can be accessed via the staircase to the left whilst the open plan entertaining kitchen/lounge and dining areas offer modern living for the whole family.

The attractive, modern cream kitchen is well equipped with cupboard and work surface space. The hob and oven are built in.

The dining and lounge areas offer comfort and practicality for meal times and social occasions whilst the wood burner in the lounge creates ambience and warmth to the heart of this home. There is also a rear hall and utility room accessed via the kitchen.

The house boasts three bedrooms, Two large doubles and a single bedroom which could also be used as a play room or office.

The bathroom has shower over bath and attractive tiled walls, toilet and hand basin with further storage cupboard.

The property has a South West facing rear garden which is currently low maintenance as it is part decked but mainly turfed with a large wooden cabin currently used as bar, shower room and sauna.

The house benefits from mains electricity and mains gas fired central heating, ensuring you'll stay warm and comfortable during the colder months. With broadband connectivity and mobile 4G coverage, staying connected to the digital world is a breeze.

Wavell Street provides excellent access to local amenities, schools, and transport links, making it an ideal location for families and professionals. The property is conveniently located near major road networks, allowing for easy access to nearby towns and cities.

Important Information

- The boiler was last serviced in February 2025
- A window was removed in the dining area to create the patio doors in 2020.

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.

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- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

96.5 m²

1039 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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