



New Millgate, Selby, YO8 3GB
£160,000





- Two Bed Semi-Detached House
- South West Facing Paved Rear Garden
- 56 Sq. M/ 602 Sq. Ft.
- On Street Parking
- FREEHOLD
- Mains Gas Central Heating System. Mains Electricity
- Mains Water. Mains Drainage
- EPC Rating 'B' (83)
- Council Tax Band 'A'



JP Harll are pleased to offer this charming, well presented two bed end terraced house with rear yard.

Entering through the front door into the entrance hall you turn left into the living room with large window to the front and useful storage cupboard under the stairs.

From the lounge through another door you will find the modern and attractive kitchen which 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! Built in appliances include electric oven with gas hob and integrated fridge/freezer with space for a washing machine.

From the kitchen there is also a ground floor w.c and rear hallway with access out to the rear courtyard.

Upstairs you will find the landing with doors leading to:

The main bedroom at the front of the property with dual aspect windows and alcove for wardrobe. The second bedroom is to the rear would also make a great office space for anyone needing to work from home.

The attractive, modern bathroom features bath with shower over and glass screen. There is also a heated towel rail/radiator.

Outside to the rear is a charming courtyard with gated access to the side of the property.

Important Information

- The boiler was last serviced in April 2025

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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In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

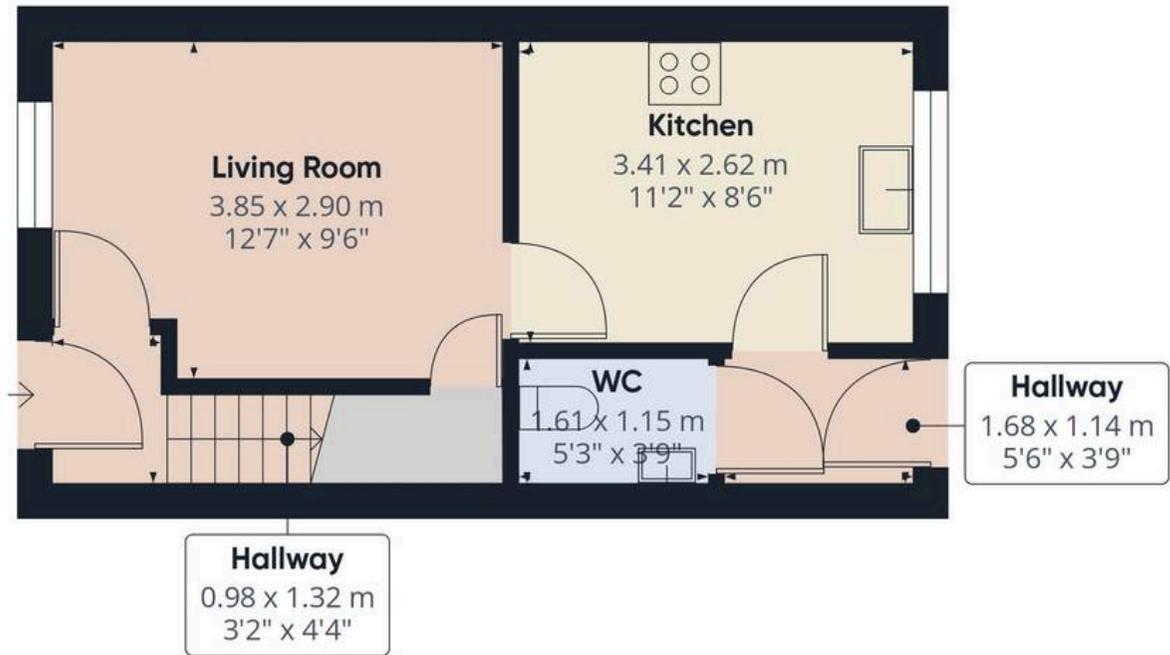
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

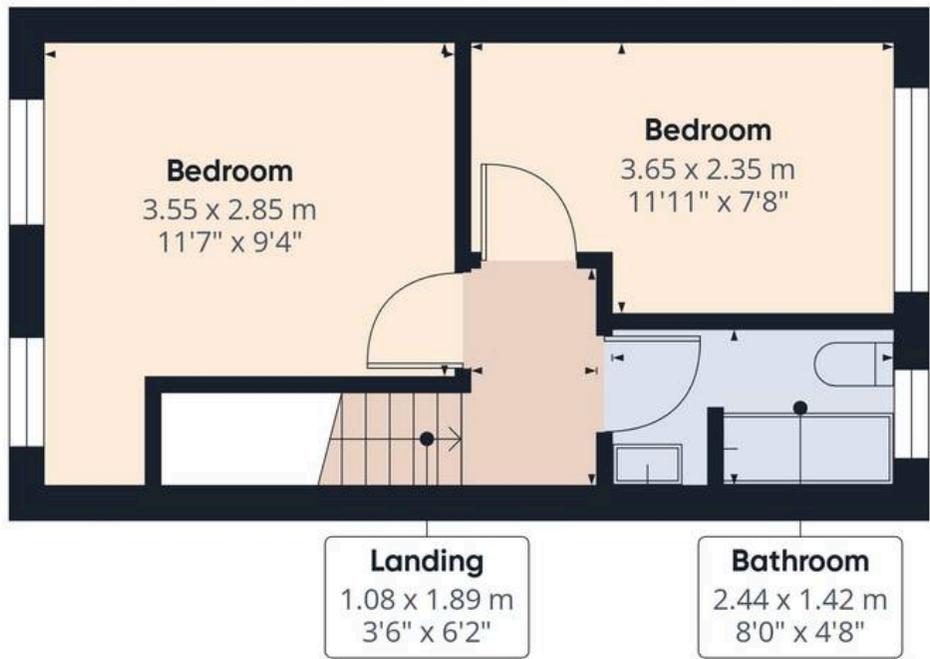
Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor



Floor 1

Approximate total area⁽¹⁾

52.1 m²
562 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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