



11 Holmes Avenue

Selby, YO8 3GA

Offers Over £125,000

**** DELIGHTFUL RIVER OUSE VIEWS FROM THE JULIET BALCONY **** Nestled in the heart of the historic market town of Selby, this modern first floor apartment on Holmes Avenue offers a delightful blend of contemporary living and picturesque views. With two well-proportioned bedrooms, this flat is perfect for first time buyers or downsizers seeking comfort and convenience.

Upon entering, you are welcomed into a spacious reception room that boasts a Juliette balcony, allowing you to enjoy the glorious views of the River Ouse. This feature not only enhances the natural light within the space but also provides a charming spot to relax and take in the serene surroundings.

The apartment includes a well-appointed bathroom and benefits from gas central heating, ensuring warmth and comfort throughout the year. The modern kitchen is designed for practicality, making it an ideal space for culinary enthusiasts.

For those with a vehicle, the property offers parking for one car, a valuable asset in this central location.

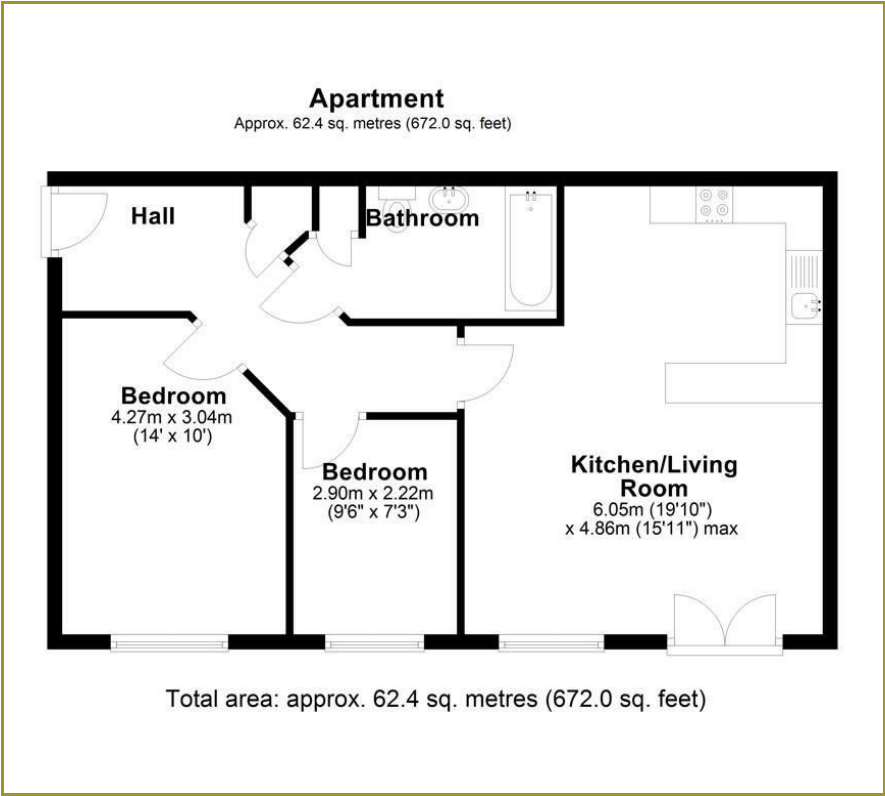
Living in Selby means you are just a stone's throw away from local amenities, shops, and the vibrant community that this historic town has to offer. Along with the train station, with regular trains to York, Leeds, Hull and London.

This apartment is a rare find, combining modern living with the charm of a market town. This property presents an excellent opportunity to enjoy a comfortable lifestyle in a picturesque setting.

- First Floor Spacious Apartment
- Glorious Views Over the River Ouse
- Juliet Balcony
- 2 Double Bedrooms
- Larger than Average Bathroom with Bath and Shower Over
- Light and Airy Open Plan Living - Modern Kitchen
- Secure Telephone Entry System
- One Dedicated Parking Space
- Gas Central Heating - Combi Boiler
- Cycle Storage



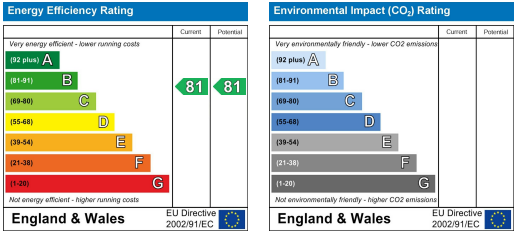
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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