



## St. Marks Square New Lane, Selby, YO8 4QD

Offers Over £115,000





## St. Marks Square, New Lane

Selby, YO8 4QD

- 1 Bed Grade II Listed Cottage
- Selby Conservation Area
- Outside Brick Built Store (large enough to host a motorbike!)
- Town Centre Location
- Gas Central Heating/Mains Electricity
- Mains Water/Mains Sewerage
- Freehold
- Brick Built Construction
- Broadband: FTTP. Mobile: 5G
- EPC Rating 'C'
- Council Tax Band 'A'





We are pleased to offer for sale this charming, one bed mid terraced house with handy outdoor store perfectly located for easy access into Selby Town and local amenities.

The front door opens into the spacious lounge with window overlooking the lawned communal Square. Attractive laminate floor adds a modern touch to this space.

The kitchen (which leads out onto the rear access only road) 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! There is space for dryer and fridge under the stairs.

Upstairs you will find the landing with doors leading to:

The main bedroom at the front of the property again with feature window over looking the green. There is a tv point in the bedroom.

The bathroom has a modern three piece suite comprising, panel bath with electric shower and glass shower screen.

Outside to the rear at the end of the access road is a useful, brick built outdoor store, which has double wooden doors and has space to store a motorbike!

**NB. This property is Grade 2 Listed and within a conservation area. There is an indemnity policy in place for this property.**









Ground Floor



**Landing**  
0.57 x 0.81 m  
1'10" x 2'8"

Floor 1

**Approximate total area<sup>(1)</sup>**

41.3 m<sup>2</sup>  
444.55 ft<sup>2</sup>

**Reduced headroom**

0.52 m<sup>2</sup>  
5.6 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**JP Harll**

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