



Situated in a popular central location in Selby, this modern end of terrace home offers well-presented accommodation set over two floors, ideal for first-time buyers, young families, or investors alike. Crucially, the property is offered for sale with no onward chain.

The property opens into a welcoming entrance hall with stairs to the first floor and a convenient ground floor cloakroom with low flush WC and hand wash basin. To the rear, the heart of the home is the impressive open-plan kitchen and living area.

The contemporary kitchen features a range of fitted wall and base units with complementary work surfaces and integrated appliances, flowing seamlessly into a spacious living and dining area with French doors opening out to the rear garden—ideal for al fresco dining. The living area itself is a spacious yet cosy space, filled with natural light from a large window to the front of the home.

Upstairs, the first floor hosts three well-proportioned bedrooms. The principal bedroom overlooks the rear, while the second double bedroom and a generous single bedroom provide flexible space for family living, guests, or a home office.

A modern family bathroom completes the accommodation, fitted with a three-piece suite including bath with shower over, vanity unit with hand wash basin and low flush WC.

Externally, the property benefits from a low-maintenance rear patio garden, ideal for outdoor dining and leisure, along with off-street parking to the front.

Located within easy reach of Selby town centre, local schools, amenities and transport links, this attractive home combines contemporary style with practical living in a convenient residential setting.

Tenure: Leasehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 77 (C)

Council Tax: North Yorkshire Council Band B

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

Starting Year of Lease : 2014 – 999 year lease

Years Remaining on Lease : 987 years

Service Charges : £200 per annum

Ground Rent : £200 per annum

Management Company : Edenvale Homes Ltd



Lady Smith Court, Selby, YO8 4ES



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 817 SQ FT / 75.87 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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