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**WESTFIELD AVENUE**

**SELBY  
YO8 9DJ**

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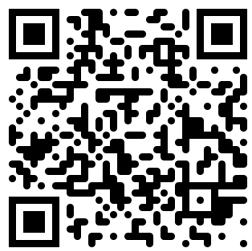
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# WESTFIELD AVENUE, SELBY, YO8 9DJ



## This Property is Being sold by Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact iMoved to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the iMoved Team.

Situated in a convenient residential position close to Selby Hospital and within easy reach of the town centre, this four-bedroom mid-terrace property presents an exciting opportunity for buyers looking to put their own stamp on a home.

Internally, the accommodation offers generous proportions across two floors, including four well-sized bedrooms and versatile living space. While the property would benefit from cosmetic updating, it already benefits from the majority of double glazing and gas central heating to most rooms — providing a solid foundation for improvement.

For first-time buyers, this is a chance to step onto the property ladder and gradually modernise to personal taste. For investors or buy-to-let purchasers, the layout and location make it a compelling addition to a rental portfolio, with scope to enhance value through refurbishment.

Westfield Avenue is well placed for access to local amenities, schools and transport links, making it a practical and convenient setting for a range of buyers.

A property with space, potential and opportunity — ready for its next chapter.

- No Onward Chain – Ready To Move Into
- Being Sold by Secure Sale (BUY IT NOW Option Available) – Reservation Fee Applies
- Four Bedroom Mid-Terrace Property
- Spacious Accommodation Over Two Floors
- Majority Double Glazing
- Gas Central Heating To Most Rooms
- Ideal For First-Time Buyers
- Strong Buy-To-Let Investment Potential
- Opportunity To Modernise & Add Value
- Convenient Location Close To Selby Hospital & Town Centre







**TOTAL FLOOR AREA**  
**113 sq.m.**  
**(1216 sq.ft.) approx.**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan. COPYRIGHT IMOVED LTD



## PUBLIC TRANSPORT



NUMBER 164



Selby 1.1 miles

## SCHOOLS



Selby, Longman's Hill Primary School	0.5 km
Selby Abbey Primary School	0.7 km
St Mary's Catholic Primary School	0.8 km
Selby High School (Secondary)	0.3 km
Brayton Academy (Secondary)	0.6 km

## MAJOR ROADS



A19 (0.1 miles)  
A64 (12.3 miles)  
M62 J34 (6.8 miles)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **B**  
EPC **D**

LOCAL AUTHORITY:  
**Selby / North Yorkshire**



COULD THIS BE  
THE ONE?



JUST SCAN THE QR  
CODE TO MAKE  
AN OFFER.

# #Imoved **With** Simon

**SIMON ANLEY**

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