

Carr Street, Selby

£130,000

Stephensons
estate agents & chartered surveyors

Carr Street, Selby YO8 8AW

Est. 1871

£130,000

A spacious terraced property offering two reception rooms, two double bedrooms, and a private rear garden.







Enter through the uPVC front door into the hallway, which provides access to the ground floor and the staircase leading to the first floor.

At the front of the property is a generous main lounge with a bay-fronted double-glazed window and enough space for comfortable seating. Behind the lounge, the second reception room is centrally located and could be used as a dining room, depending on your needs. A double-glazed window overlooks the rear garden.

The kitchen, positioned at the rear of the house, features a range of wall and base units, including a stainless steel sink and drainer with a mixer tap, as well as a built-in ceramic hob and electric oven. Additional storage is available under the stairs. From the kitchen, you access a converted utility room, offering more units and storage space. A door from the utility room leads to the rear garden.

Upstairs, the landing provides access to two good-sized double bedrooms and the house bathroom. Both bedrooms have a double-glazed window and central heating radiator.

The bathroom is equipped with a bath with shower attachment over, vanity hand wash basin, and low flush WC.

Externally, the property is situated towards the end of Carr Street, on the right as you come off the roundabout from Denison Road. The rear











garden is a good size, mainly laid to lawn, and fully enclosed to all three sides.

Viewings are strongly recommended and are strictly by appointment through the selling agent only.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
EPC Rating: TBC
Council Tax: North Yorkshire Council Band A
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 – Stephensons Estate Agents – 01757 706707

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

We understand from the seller that the electrics in the hallway, sitting room, and dining room are currently not safe to use. Please contact our office if you would like further information.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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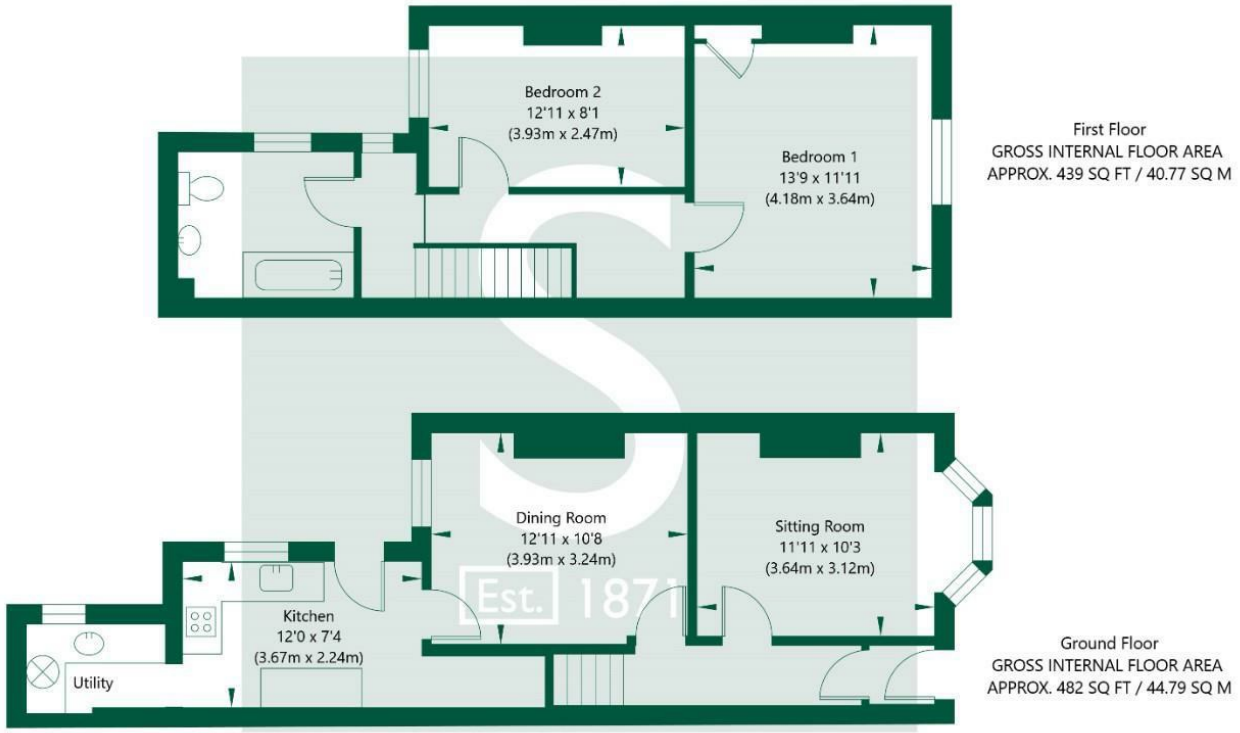
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 921 SQ FT / 85.56 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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