

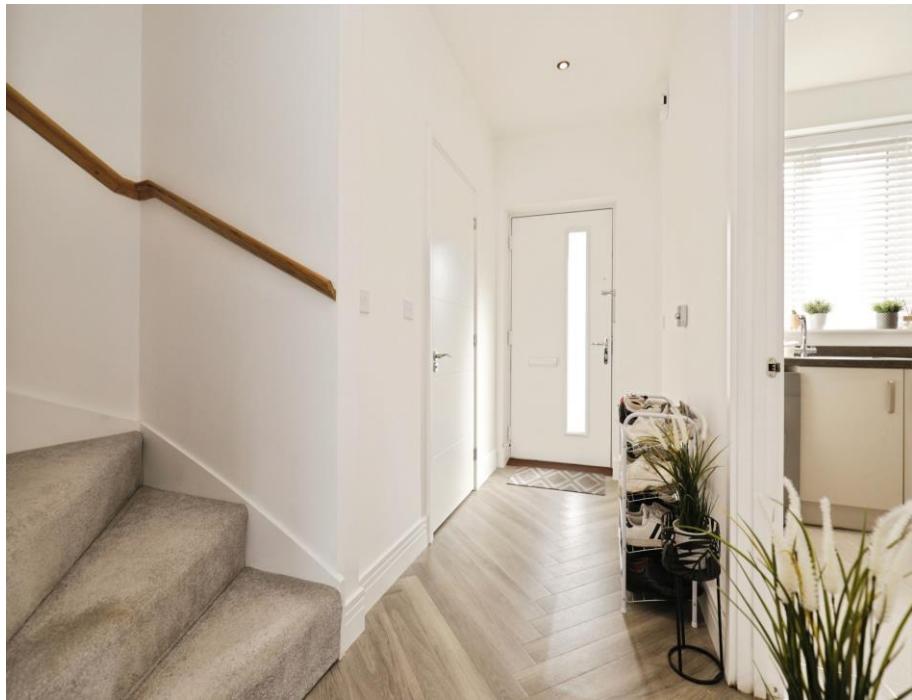


Mill Way, Selby YO8 4FL

welcome to

Mill Way, Selby

This well-maintained mid-terraced home on Mill Way, Selby offers two double bedrooms, a spacious lounge/diner, modern kitchen, and a private rear garden. With driveway parking and a great location, it's ideal for first-time buyers.



This beautifully maintained mid-terraced home on Mill Way in Selby offers stylish and practical living at a great price. With driveway parking at the front, the entrance hall leads to a spacious lounge/diner with French doors opening to the rear garden, and a modern kitchen featuring integrated appliances, tiled flooring, and a gas hob. A convenient downstairs toilet adds functionality. Upstairs, there are two double bedrooms with built-in wardrobes, carpet flooring, and spotlights, along with a well-appointed bathroom including a bath with overhead shower. The rear garden is generously sized, with a lawn and fenced boundaries, providing a private outdoor space. This is a stunning home in a desirable location, perfect for first-time buyers or small families.

Entrance Hall

Ground Floor W/C

Lounge/Dining Room

15' 6" x 14' 3" (4.72m x 4.34m)



Kitchen

13' 9" x 7' 5" (4.19m x 2.26m)

Landing

First Bedroom

15' 5" x 10' 10" (4.70m x 3.30m)



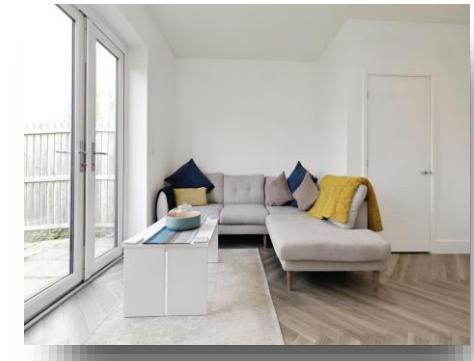
Second Bedroom

12' 7" x 8' 4" (3.84m x 2.54m)

Bathroom

Rear Garden

Parking



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Mill Way

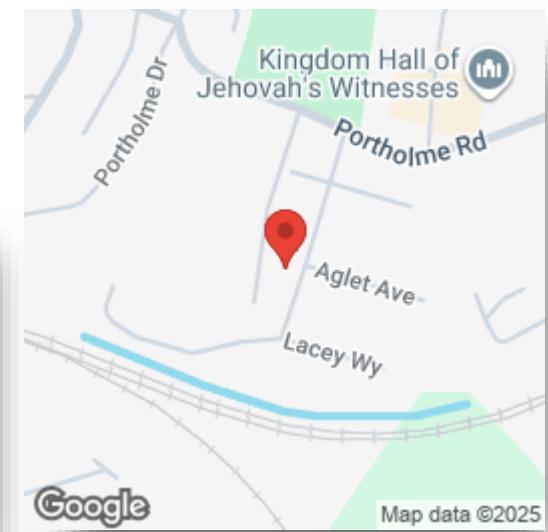
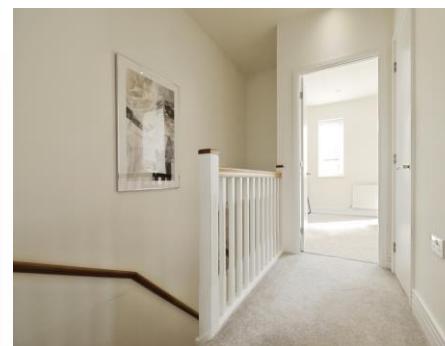
- GUIDE PRICE £200,000-£210,000!
- X1 Driveway Parking Space.
- Large Lounge With French Doors To The Rear Garden.
- Two Double Bedrooms.
- Built In Wardrobes.

Tenure: Freehold EPC Rating: A

Council Tax Band: B

guide price

£200,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SEL108682 - 0004

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