



## 81 Millgate

, Selby, YO8 3LD

Offers Over £130,000

**\*\* CHAIN FREE \*\*** this delightful cottage presents a unique opportunity for those seeking a first home with character and modern comforts. Boasting two well-proportioned bedrooms and a spacious, light and modern open plan living space, this property is both inviting and functional, making it perfect for a single person, small family or a couple.

The cottage has been fully modernised throughout, ensuring that it is not only stunning but also filled with natural light, creating a warm and welcoming atmosphere. The long garden offers a wonderful outdoor space, ideal for enjoying the fresh air or entertaining guests and BBQ's during the warmer months.

Conveniently located close to the town centre and the train station, this property provides easy access to local amenities and transport links, making it an excellent choice for those who commute or enjoy the vibrancy of town life.

This quirky cottage is a rare find, combining modern living with the charm of a traditional home. It is truly an ideal first home for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely cottage your own.

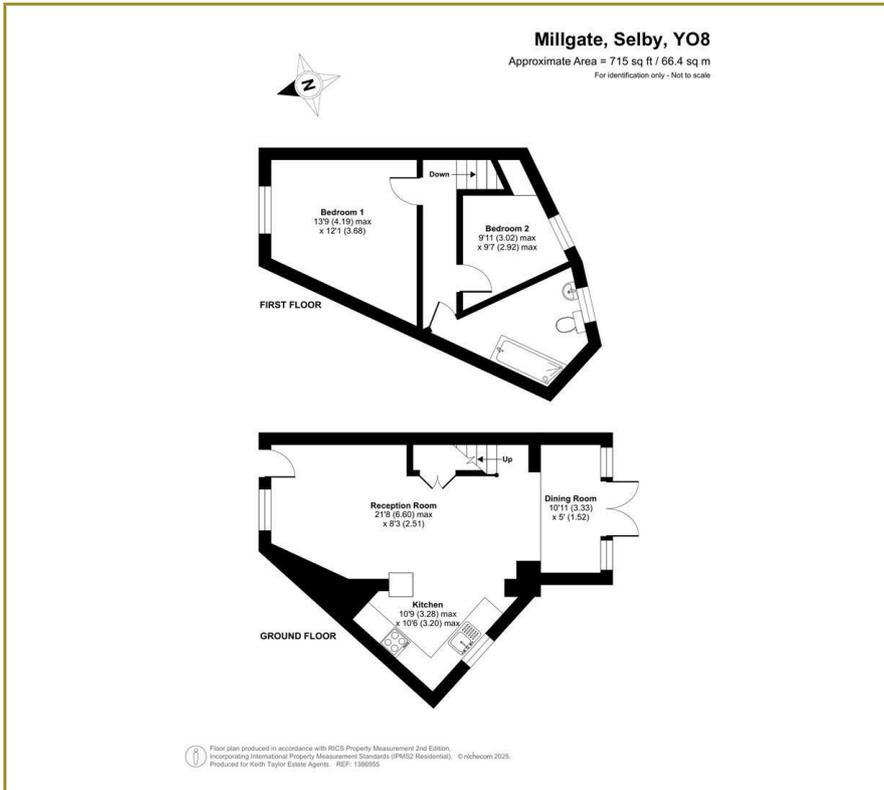
- **\*\* CHAIN FREE \*\***
- Fully Modernised and Looking Fabulous!
- Open Plan Living Space
- Modern Kitchen with appliances
- Patio Doors to the Rear
- Newly Carpeted Stairs To First Floor
- 2 Double Bedrooms
- Amazing Bathroom Space with Rain Fall Shower Over Bath
- Long Rear Garden
- On Street FREE Parking

### Viewing

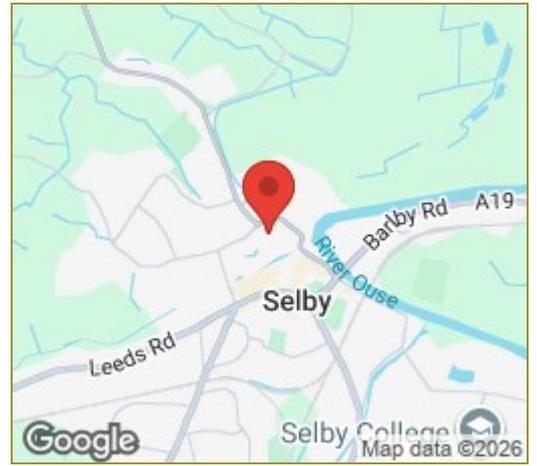
Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.



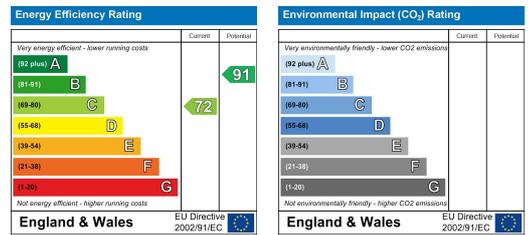
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

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