



38 Portholme Road, Selby, YO8 4QQ

Close to Selby town centre and bus / train station this ONE bed GROUND FLOOR Flat is perfect for an investor or first time buyer.

With Electric / Economy 7 heating, shower room, kitchen, lounge and bedroom (with fitted wardrobes) this property also benefits from a dedicated parking space at the rear.

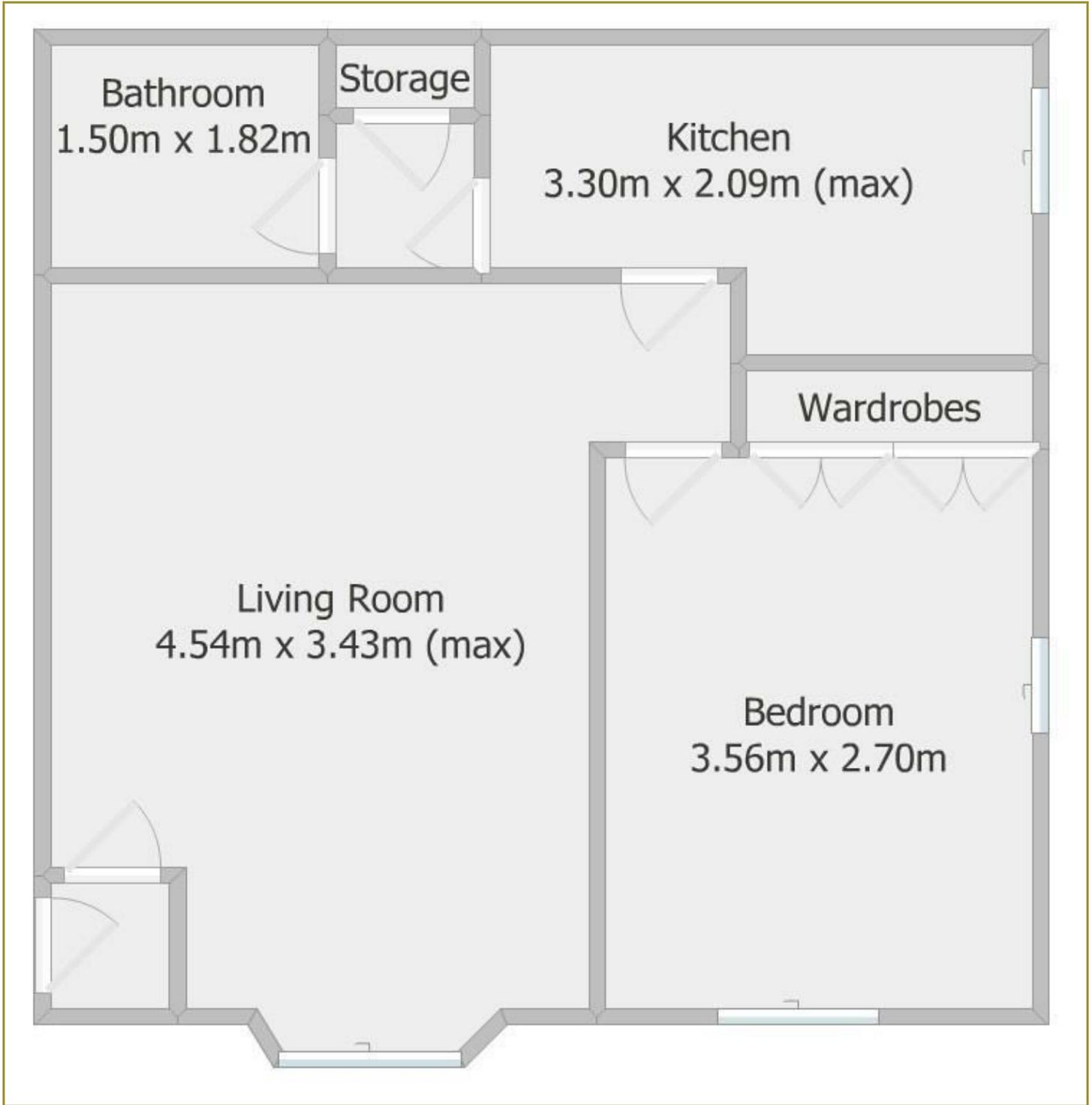
Council Tax Band A / EPC rating C

Property is Leasehold - The lease term is 149 years from 01-06-1983.

Ground Rent is £60.00 PCM and includes; garden maintenance, communal area maintenance and building insurance.

- Close to Selby town centre
- Ground floor one bed flat
- Electric heating / Economy 7
- Ideal for bus and train transport
- Parking space to the rear of the property
- Shower room with white suite
- Council Tax Band A
- Ideal for First Time Buyer or Investor
- Leasehold
- Contact the Agent to arrange a viewing

£80,000



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		69	78
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		49	49
England & Wales	EU Directive 2002/91/EC		