



## 19 Aglet Avenue

Selby, YO8 4FR

**Asking Price £130,000**

**\*\*IDEAL FOR FIRST TIME BUYERS \*\*** Situated in the heart of the bustling market town of Selby, this modern end town house (constructed by Legal and General) presents an excellent opportunity for first-time buyers seeking a comfortable and stylish home. The property boasts a well-designed energy efficient layout, featuring one inviting reception room that serves as the perfect space for relaxation and family time.

With three spacious bedrooms, this home offers ample room for a growing family or the flexibility to create a home office or guest room. The single modern bathroom is thoughtfully appointed, ensuring convenience for daily routines.

**\*\* LOVELY HIGH CEILINGS \*\***

**\*\* LARGE CORNER PLOT GARDEN with PATIO \*\***

Constructed by Legal and General, this property benefits from contemporary design and quality finishes, making it a delightful choice for those looking to settle in a welcoming community. The modern features and layout are sure to appeal to young professionals and families alike.

Aglet Avenue is conveniently located, providing easy access to local amenities, schools, and transport links, making daily life both practical and enjoyable. This property is not just a house; it is a place where memories can be made and cherished.

In summary, this end town house on Aglet Avenue is an ideal first-time buyer property, combining modern living with a prime location in Selby. Do not miss the chance to make this lovely house your new home.

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

- 50% SHARE SCHEME Property with Yorkshire Housing

- End Townhouse

- Larger than average Rear Garden

- Driveway Parking for x2 Cars

- Impeccably Shown Internally

- Kitchen Dining Space opening to Rear Garden

- Separate Utility Room

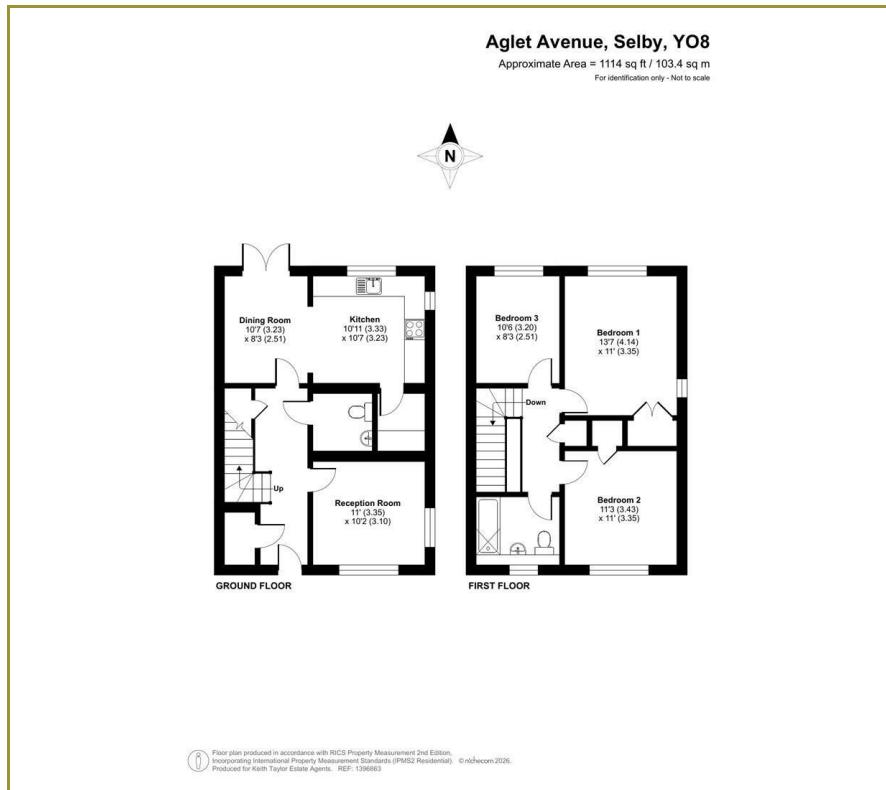
- Great Storage

- Town Centre Location - Ideal for Train and Bus Stations

- Solar Panels Owned Outright



## Floor Plan

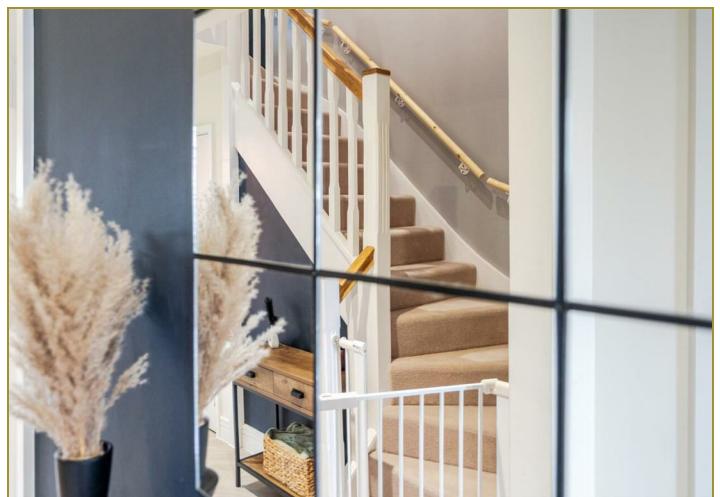


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential		
Very energy efficient - lower running costs (92 plus)	A	93	94	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B			(81-91)	B
(68-80)	C			(68-80)	C
(55-68)	D			(55-68)	D
(38-54)	E			(38-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		EU Directive 2002/81/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC		England & Wales	



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