



117 New Millgate

, Selby, YO8 3GB

Offers In The Region Of £115,000

Welcome to this semi-detached starter home located in the heart of Selby with one off road parking space!

The property features one reception room, perfect for relaxing and having your 'own space', and one well-appointed bedroom that offers a peaceful retreat. The bathroom is equipped with a bath and a shower over.

Spacious storage cupboard on the landing area - window to the rear.

One of the standout features of this home is its private rear courtyard garden, an ideal space for enjoying the outdoors, whether it be for a morning coffee or an evening gathering. The property is situated in a town centre location, making it incredibly convenient for accessing local amenities, shops, and services.

For those who rely on public transport, you will be pleased to know that the bus and train station is just a short ten-minute walk away, providing excellent links to York, Leeds and London by train. This home is perfect for first-time buyers or those looking to downsize, offering a blend of comfort and practicality in a vibrant community.

With its appealing features and prime location, this semi-detached house is a wonderful opportunity for anyone looking to establish themselves in Selby. Don't miss your chance to view this lovely property and envision your new life in this welcoming home.

** Priced to reflect the need for some cosmetic updating **

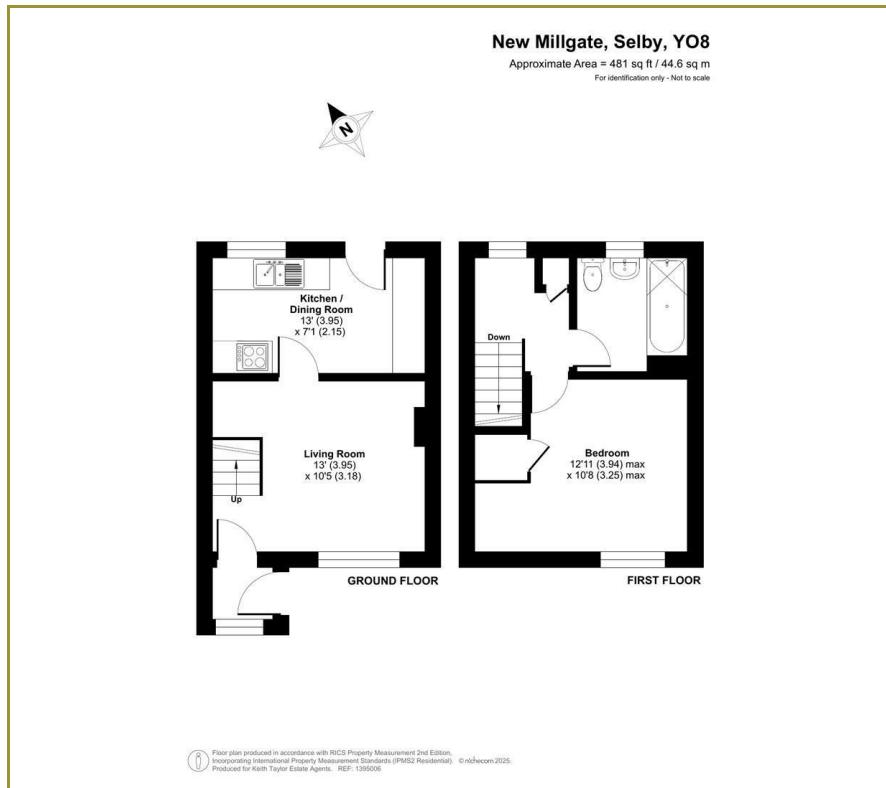
Viewing

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

- * Fabulous Starter Home or Investment
- * Modern Combi Boiler
- * One Bedroom
- * Bathroom with Bath and Shower Over
- * Town Centre Location
- * 1 Parking Space
- * Private Rear Courtyard Space
- * Kitchen Diner
- * CHAIN FREE *
- * Priced to Reflect the Need For Updating *



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87	
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	
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