



## Fairfax Avenue

, Selby, YO8 4AZ

### Offers In The Region Of £200,000

\*\*\* CHAIN FREE PLUS 2-3 OFF ROAD PARKING SPACES\*\*\* A well loved family sized property with 3 bedrooms and converted attic space - possible bedroom 4 - plus rear garden with access to direct off road rear parking for x 2-3.

Situated on the lovely Fairfax Avenue in Selby, a popular street sitting around the green, this delightful mid-terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and a converted attic room (easily offering bedroom 4 space), this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. One of the standout features of this property is the off road parking spaces available for two vehicles, a rare find in such a desirable location.

Situated within walking distance of the town centre, residents will benefit from easy access to a variety of amenities, including shops, cafes, and recreational facilities. This prime location not only enhances the convenience of daily life but also fosters a vibrant community atmosphere.

In summary, this mid-terrace house on Fairfax Avenue is a wonderful blend of comfort, convenience, and community, making it an ideal choice for those looking to settle in Selby. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and exceed your expectations.

- \*\*\* CHAIN FREE PLUS 3 OFF ROAD PARKING SPACES\*\*\*
- 3 Bedrooms - Plus Attic Space (bed 4)
- Extended
- Ground floor W.C. & First Floor Bathroom
- 2 Reception Rooms
- Good Storage Space
- Lovely Rear Garden Space with Sheds and Dog Kennel
- Situated Opposite The Green
- Close to Selby High School
- Gas Central Heating - Boiler c4 years old

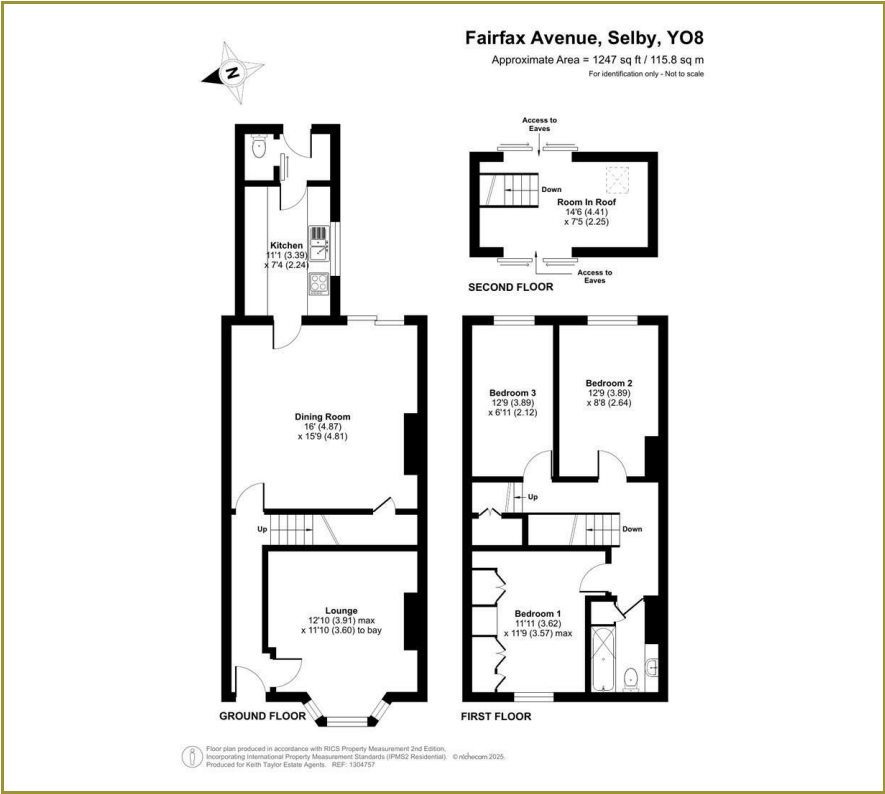
### Viewing

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





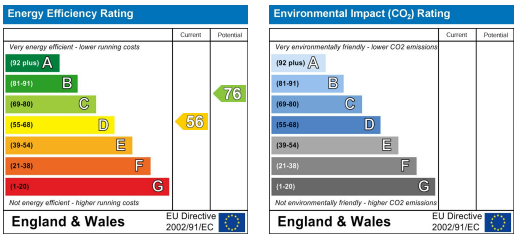
Floor Plan



Area Map



Energy Efficiency Graph



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**Keith Taylor**

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