



7 The Crescent

, Selby, YO8 4PD

Offers In The Region Of
£450,000



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Property Info:

A fabulous opportunity to acquire this mixed residential / commercial Grade II Listed freehold shop with x3 apartments above (all with tenants in) and the retail unit at the rear, also rented separately. ** Current business unaffected **

Historically Located in the heart of Selby, sitting opposite Selby Abbey, 'The Crescent' was constructed as one of the original and first parts of the commercial aspect of a thriving market town.

The terrace was built by John Audus, who was inspired by Lansdown Crescent, Bath. He obtained a 99-year lease on the site from Robert Petre, 9th Baron Petre, and demolished the gateway of Selby Abbey and some monastic remains, to clear the site. Audus died in 1809, and his son, of the same name, completed work on the terrace.

Retail Unit - 7 The Crescent

Front shop with bay window to both sides of the front door, traditional cornice to ceiling. Office area. Back shop area with two timber framed velux ceiling lights. Store area with shop W.C. facilities - stairs leading to the second floor and attic space - ripe for further conversion!

Retail Unit Abbey Yard - Currently rented - (Business unaffected by the sale). A double fronted retail space.

Timber entrance door with electric heating unit above, telephone point, sink units, tiled flooring, rear shop area with tiled flooring, shop kitchenette and W.C facilities, 2 further rooms at the rear and an inner hallway.

Apartments:

Communal main door: Smoke / fire safety detectors and emergency lighting - the inner communal hallway showcases the original Victorian geometric floor tiles which effortlessly combine practicality, aesthetic appeal, and low maintenance.

Flat 7A:

Private Entrance, telecom entry system, Kitchen area with a range of wall and base units in beech effect, sink and drainer with mixer tap, granite effect worktops, Integrated appliances include oven, microwave, electric hob, extractor fan, fridge freezer, dishwasher and washing machine. Breakfast bar. The living area features a fireplace

with surround, 3 timber framed sash windows to the front elevation with secondary glazing giving wonderful views over Selby Abbey, traditional cornice to ceiling and picture rail, central heating radiators, TV point and telephone point.

Inner hallway

Bedroom with feature fireplace and cast iron insert. Timber doors leading to a storage cupboard providing shelving, storage and clothes hanging space. sash window to the rear with secondary glazing. Worcester Bosch combi boiler and radiator.

Shower Room

Shower cubicle with mermaid boards, W.C., hand basin, electric shaver point, extractor fan and radiator, wood effect cushion flooring.

EPC - Exempt (Grade II Listed)

Council tax Band - A . North Yorkshire Council

FLAT 7B - (Studio Apartment)

Inner Hallway

Telephone keypad entry system, door leading into kitchen.

Living Area

Timber framed single glazed panelled windows to the side elevation, central heating radiator and telephone point.' Worcester Bosch' central heating boiler.

Kitchen

Range of white wall and base units in a 'shaker' style with brushed chrome handles. Single sink and drainer with chrome mixer tap over set into a granite effect laminated work surface with tiled splashback. Integrated appliances: electric oven, electric hob with extractor fan over benefitting from downlighting. Timber framed single glazed window to side elevation, radiator, plumbing for washing machine and wood effect cushion flooring. Loft access.

Shower Room

Shower cubicle. White w.c., hand basin with chrome mixer tap over. The shower area is tiled to ceiling height with the rest of the suite being tiled mid-height. Double glazed skylight window to the side elevation, heated towel rail, electric extractor fan and wood effect

Tel: 01757 709457

cushion flooring.

EPC - Exempt (Grade II Listed)

Council Tax - Band A. North Yorkshire Council

FLAT 7C:

Living Area with telecom entry system.

Kitchen Area: Range of beech effect fronted base with chrome handles. Single bowl black granite effect sink and drainer with chrome mixer tap over set into a granite effect laminated work surface. Integrated appliances include: electric oven, microwave, four ring ceramic electric hob with extractor fan over with downlighting and brushed chrome splashback. Integrated fridge, freezer, washer and dishwasher. Breakfast bar area.

Living area is a feature fireplace with tiled surround and further timber decorative surround. Three timber framed single glazed traditional sash style windows to front elevation with secondary glazing giving spectacular views of Selby Abbey. Traditional cornice to ceiling and picture rail. Central heating radiators. television and telephone points.

Inner Hallway

Doors leading off.

Bedroom

Feature fireplace with a traditional painted cast iron inset, with matching surround and mantle. Timber doors leading to a storage cupboard providing shelving and storage. Timber framed single

glazed traditional sash style window to rear elevation with secondary glazing. 'Worcester Bosch' central heating boiler and radiator.

Shower Room

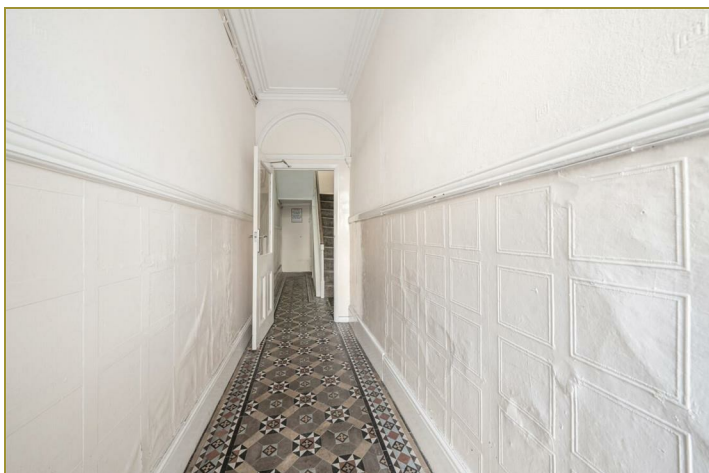
Shower cubicle with mermaid boards to three quarter height. W.C with hand basin and mixer tap over with white tiled splashback. Electric shaver point, electric extractor fan and single central heating radiator. Wood effect cushion flooring.

EPC -Exempt (Grade II Listed)

Council Tax - Band A. North Yorkshire Council

Tenure: Freehold

Services: Mains drainage, water, gas and electricity.



Road Map



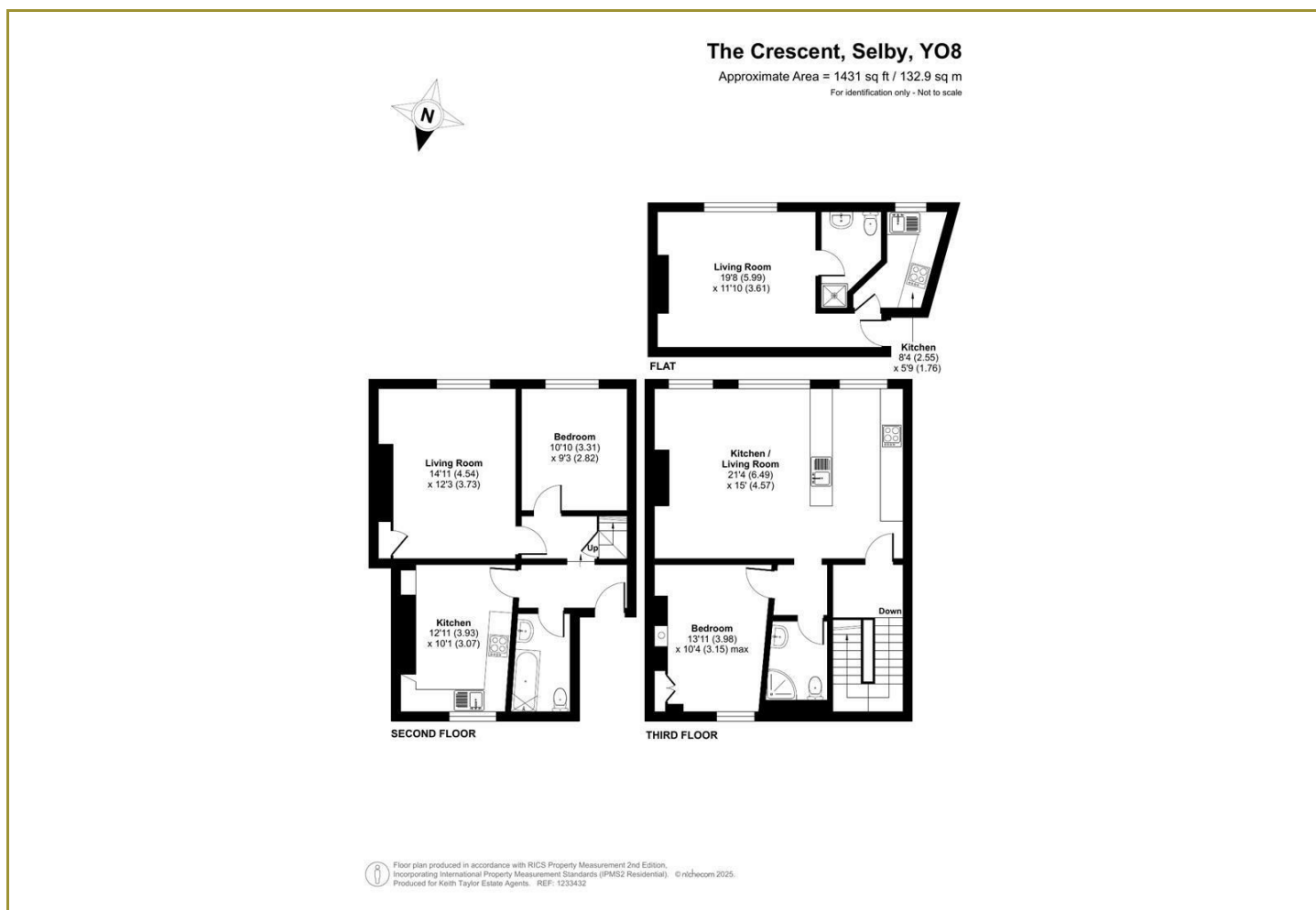
Hybrid Map



Terrain Map



Floor Plan



Viewing

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

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