

## 44 Denison Road

Selby, YO8 8DA

£175,000

Well presented mid terraced property, with a good sized quality conservatory and first floor modern bathroom.

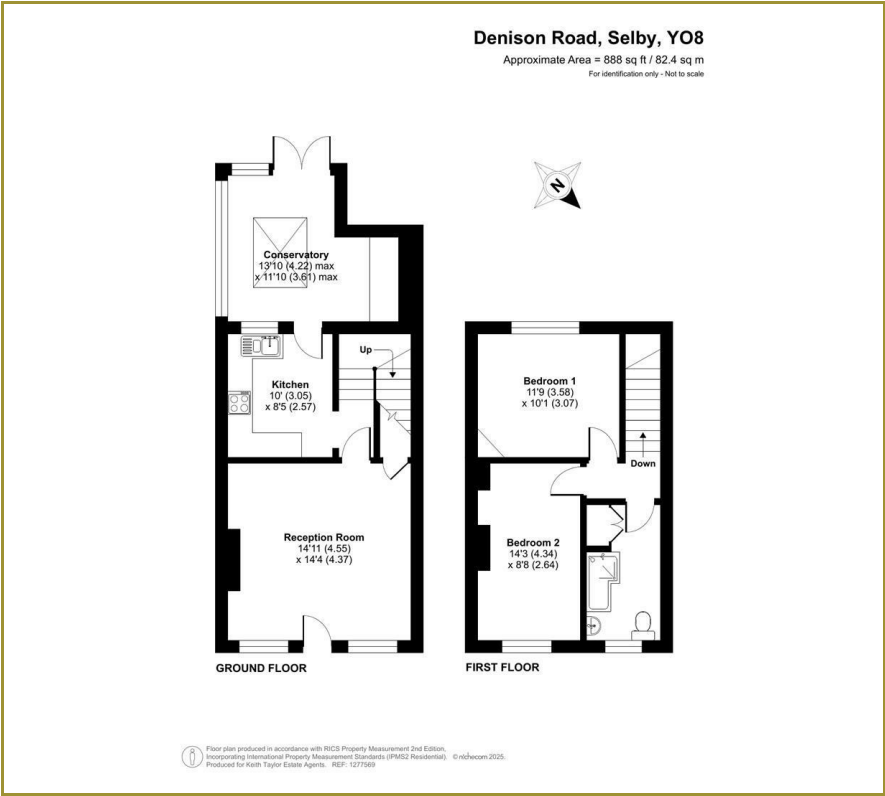
- Ideal Starter Home
- Close to Canal Walks and Selby Train Station
- Excellent Local Amenities
- Gas Central Heating
- 2 Double Bedrooms
- Large Quality Conservatory with Atrium Roof
- First Floor Modern Bathroom with Storage Cupboards
- Large Rear Garden Ideal for Off Street Parking
- Modern Kitchen
- Courtyard to the Front

### Viewing

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



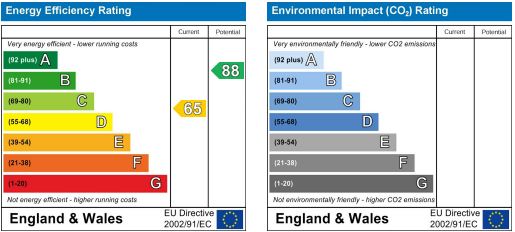
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Keith Taylor**

56 Gowthorpe, Selby, North Yorkshire, YO8 4ET  
Tel: 01757 709457 Email: sales@keithtaylorproperty.co.uk  
www.keithtaylorproperties.co.uk