



3 Newcroft

Selby, YO8 9AA

Offers In The Region Of £280,000

Looking for a **HUGE** Garden and a **DOUBLE GARAGE**?

This fabulous family home presents an excellent opportunity for those seeking a project property with immense potential. Boasting three well-proportioned bedrooms, this house is perfect for families or individuals looking for space to grow.

The property features two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is both practical and versatile, allowing for a variety of living arrangements to suit your needs. The **MODERN** bathroom is conveniently located, ensuring comfort and accessibility for all residents.

One of the standout features of this home is the **ENORMOUS GARDEN**, which offers a delightful outdoor space for children to play, gardening enthusiasts to flourish, veg patches to thrive; or simply for enjoying the fresh air. The garden presents a blank canvas for those with a vision, making it an ideal spot for summer barbecues or peaceful evenings under the stars.

Situated just off 'Courtneys', a sought-after location, this property is conveniently close to Selby Town Centre. Residents will benefit from easy access to local amenities, shops, and transport links, making daily life both convenient and enjoyable.

This house is not just a home, it is a canvas for your dreams. With a little imagination and effort, you can transform this property into your perfect family haven. Don't miss the chance to make this wonderful house your own in a desirable location.

- Semi-Detached Property
- Quiet Cul-De-Sac Location
- Large Monkey Puzzle Tree in the Garden
- 3 Bedrooms
- Lounge
- Kitchen Diner
- Sun Room - **HUGE** Rear Garden
- Useful Storage Cupboards and Double garage
- Modern Bathroom
- **** Requires 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	A	
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(38-54)	E	E	
(21-38)	F	F	
(1-20)	G	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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