



## Millgate, Selby £625 PCM

A 2 bedroom maisonette situated in an ideal position for easy access to town centre amenities, newly decorated throughout and with a newly fitted kitchen and carpets/floor coverings. Electric storage heating.



Ground floor lobby providing access to staircase leading to the first floor.

The first floor provides access to a living room, one bedroom and the newly fitted kitchen which includes an electric oven.

To the second floor is a bathroom/wc and further bedroom.

The block of flats has a small car park to the rear although parking is not guaranteed due to the limited area.



Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: 39 E

Council Tax: North Yorkshire Council Band A

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

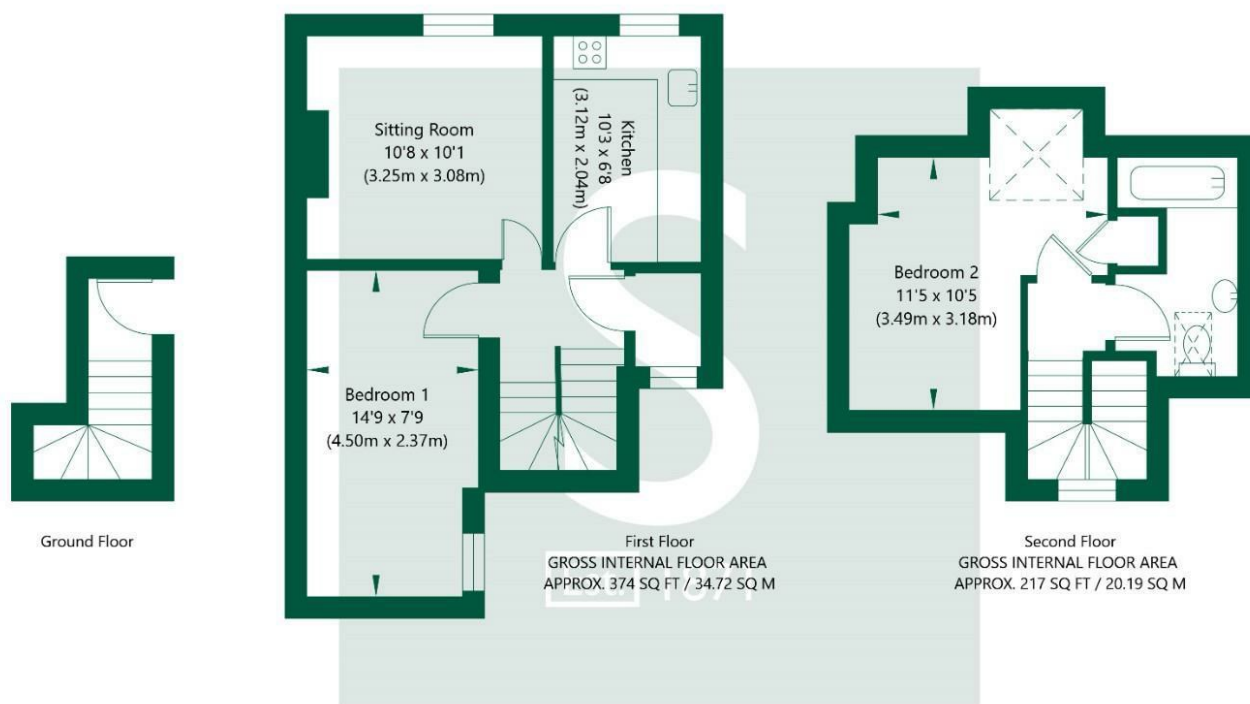


Viewings: Strictly via the agent - Stephenson's Estate Agents - 01757 706707

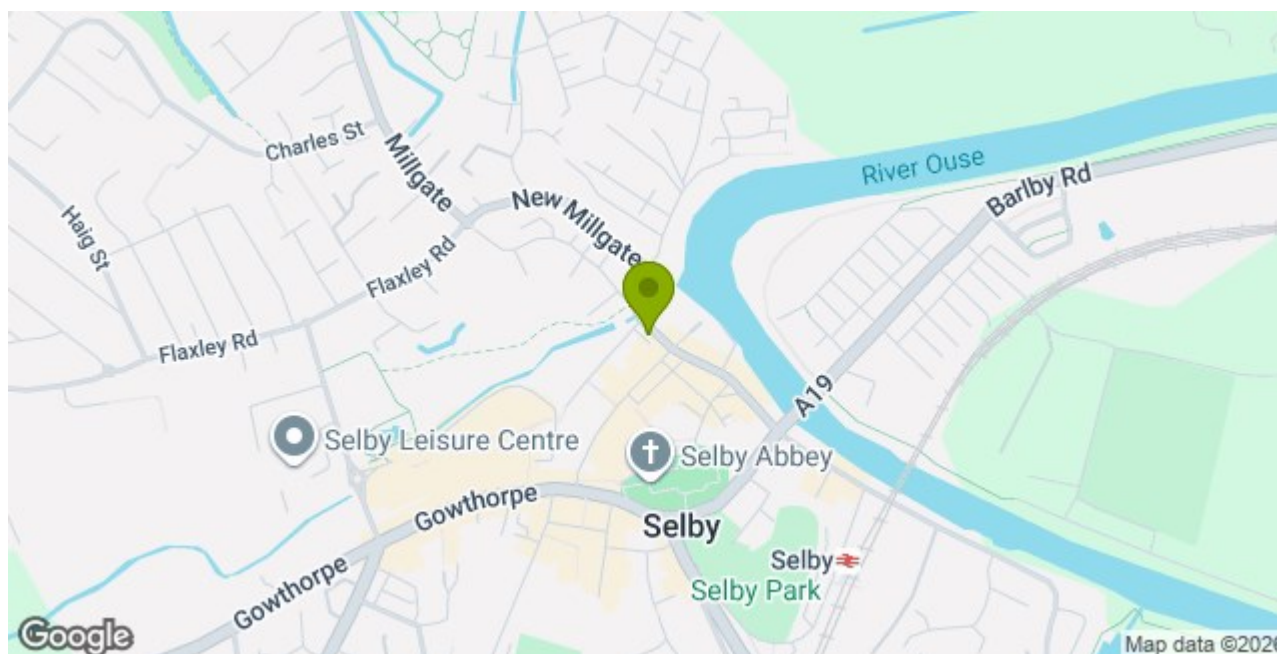
\*Download speeds vary by broadband providers so please check with them before purchasing.



# Millgate, Selby, YO8 3JX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 591 SQ FT / 54.91 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Partners

J F Stephenson MA (cantab) FRICS FAAV  
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N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

