



Volta Street, Selby Offers Over £155,000

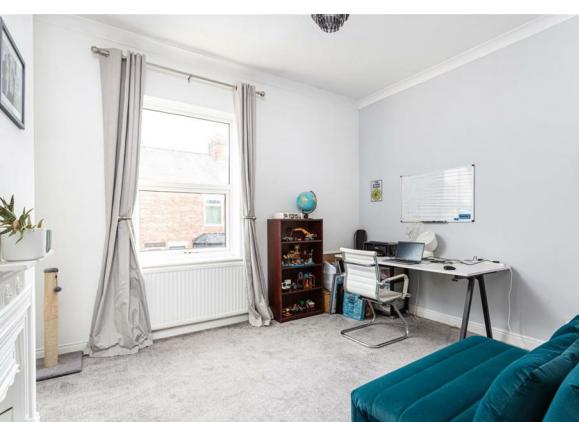
This well presented mid-terrace home offers spacious and versatile accommodation arranged over two floors. The property is an ideal choice for first-time buyers, small families, or investors alike.



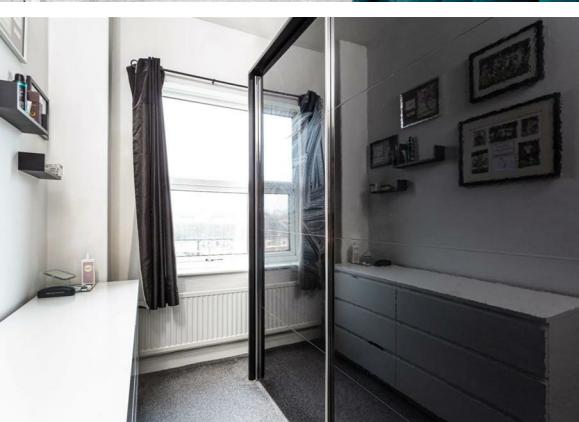
The ground floor opens into a welcoming sitting room positioned at the front of the house, featuring a bay window that allows natural light to flood the space. To the rear, a generously sized dining room provides an excellent setting for entertaining or family meals. Both reception rooms have the benefit of a log burner, creating a warm and inviting atmosphere.



The kitchen is fitted with a range of white base and wall units with laminate work surface, providing ample storage and preparation space, and benefits from direct access to the rear garden. Leading off from the kitchen is the ground floor bathroom comprising a modern three piece suite with tiling on walls and ceiling.



On the first floor, the property offers three well-proportioned bedrooms. Two are comfortable double rooms, while the third is ideally suited as a single bedroom, home office, or dressing room, offering flexibility to suit a variety of needs.



Externally, the property enjoys an enclosed and low-maintenance rear garden. Designed with ease of upkeep in mind, the garden features artificial lawn and raised seating areas, creating a pleasant and private outdoor space for relaxation, entertaining, or dining during the warmer months.



The property offers approximately 899 sq ft of internal accommodation and is conveniently located within easy reach of Selby town centre. A wide range of shops, cafés, schools, and leisure facilities are close by, while Selby railway station provides excellent transport links to York, Leeds, and the surrounding areas. This well-presented home represents a fantastic opportunity to secure a property in a convenient and desirable residential location.

Note: A new central heating boiler was installed in January 2025.

Tenure: Freehold

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

Broadband Coverage: Up to 1600* Mbps download speed

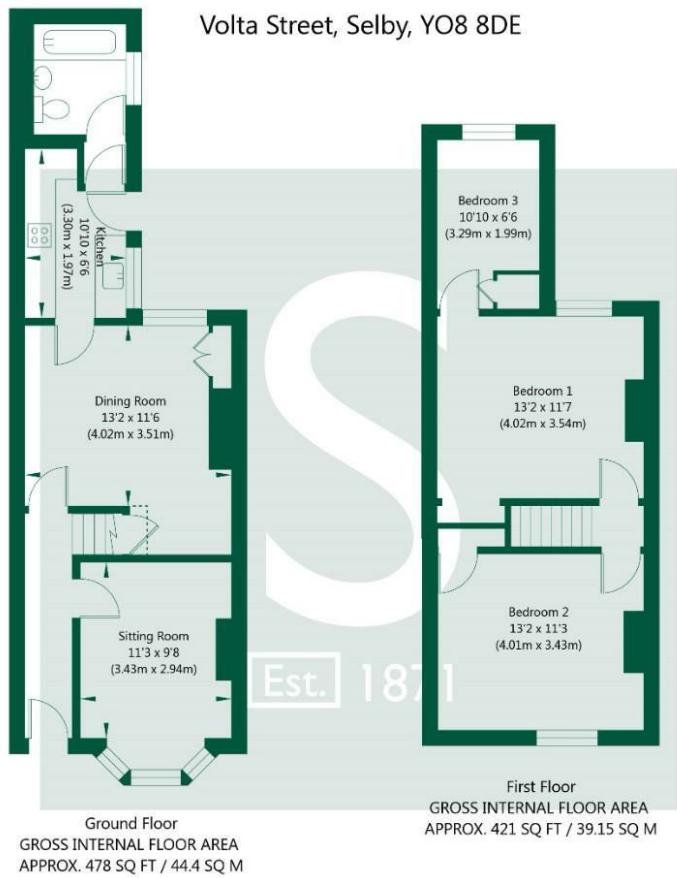
EPC Rating: 60 (D)

Council Tax: North Yorkshire Council (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 selling agent - Stephensons Estate Agents - 01757 706707

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

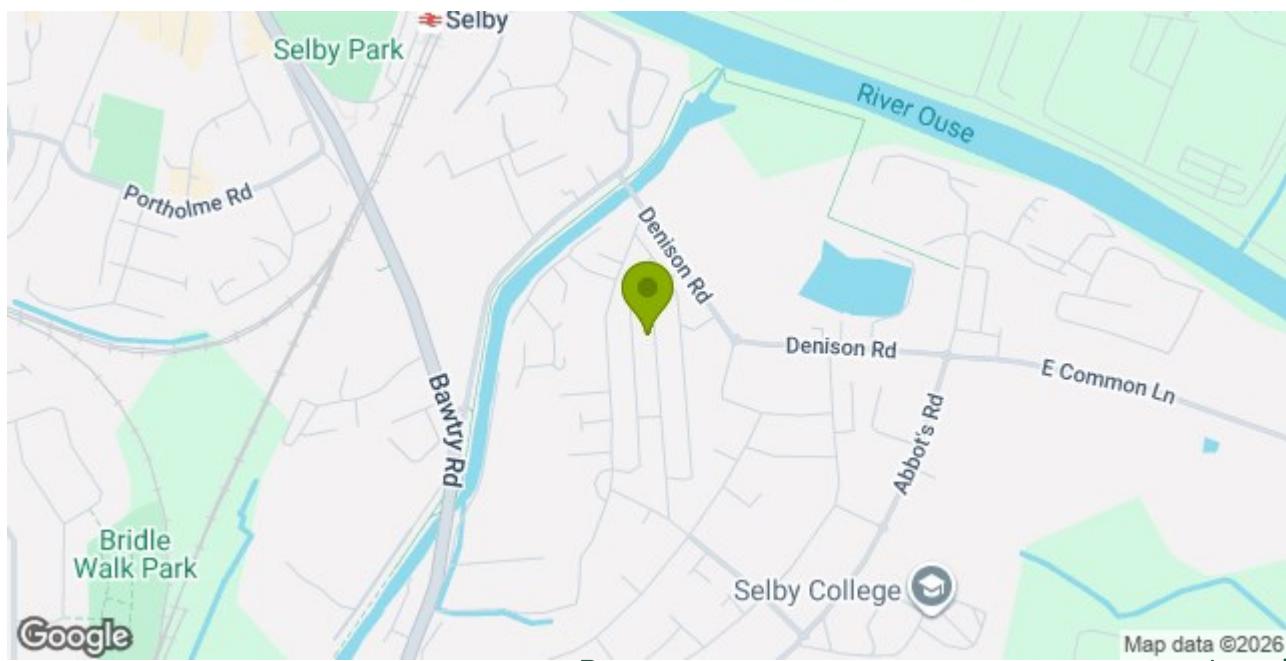


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 899 SQ FT / 83.55 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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