



## Millgate, Selby £575 Per Calendar Month

A second/third floor maisonette in this convenient town centre location. Electric heating. Unfurnished. Lounge, dining room, fitted kitchen with cooker, two bedrooms, bathroom/WC. Car park to rear.  
REGRET NO CHILDREN OR PETS.



## DESCRIPTION

External staircase to first floor entrance.

First floor entrance lobby with staircase.

Second Floor.

Hall  
with electric storage heater.

Lounge  
approx 14'10" x 9'2" (4.52m x 2.79m) with electric storage heater.

Kitchen  
approx 12'2" x 8'1" (3.71m x 2.46m) with single drainer stainless steel sink, range of fitted base and drawer units beneath laminate worktops, plumbing for automatic washer, understairs cupboard, electric cooker.

Dining Room  
approx 12'0" x 6'1" (3.66m x 1.85m) with electric heater.

Third Floor Landing.

Bedroom (Front)  
approx 14'9" max x 9'6" (4.50m x 2.90m) with two Velux roof lights, electric storage heater, airing cupboard with hot water cylinder and immersion heater.

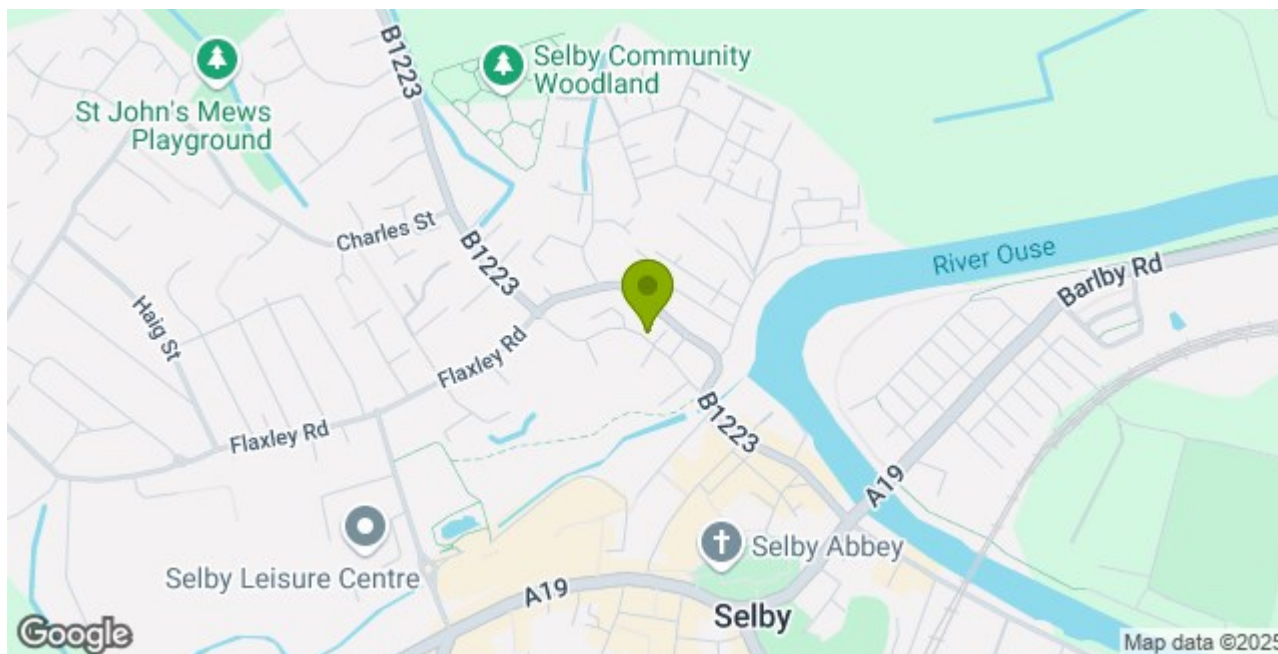
Bedroom (Rear)  
approx 8'5" x 8'7" (2.57m x 2.62m) with Velux roof light, electric storage heater.

Bathroom/WC  
with cream suite comprising panelled bath with tiled surround, pedestal hand basin, low flush WC, Dimplex heater.

EER- 70 (C)

Council Tax – North Yorkshire Council - Band A

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

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 I E Reynolds BSc (Est Man) FRICS  
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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

