



## Abbey Place, Selby

**£1,150 Per Calendar Month**

An attractive period home arranged over three floors, offering spacious living accommodation and four generous bedrooms. Situated within Selby town centre, the property is in a convenient location for professionals and families alike, with lovely views of Selby Abbey.



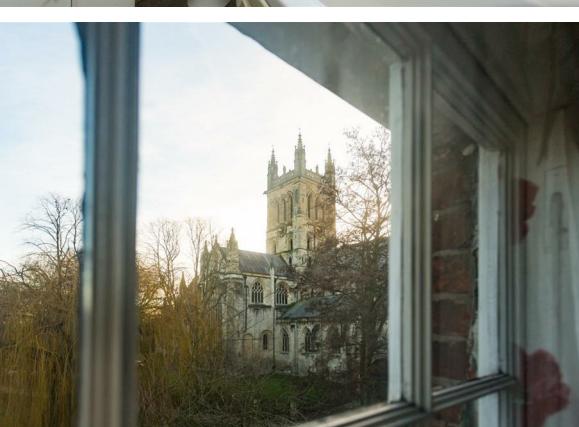
The ground floor of the property comprises a welcoming entrance hallway, spacious lounge with feature fireplace and a fitted kitchen with ample storage space and a rear door leading to a shared courtyard.



Four generously sized bedrooms are serviced by a family bathroom with corner bath, vanity unit with hand wash basin, low flush WC and shower cubicle. There is also a separate cloakroom with WC and hand wash basin.



Typical of period homes, the property boasts a wealth of character features such as fireplaces, high ceilings and large sash windows.



Abbey Place is an ideal location within Selby town centre, offering easy access to local amenities, schools, and excellent transport links including Selby railway station and bus station. Available to rent immediately.



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

**Broadband Coverage:** Up to 1800\* Mbps download speed

**EPC Rating:** 71 (C)

**Council Tax:** North Yorkshire Council Band B

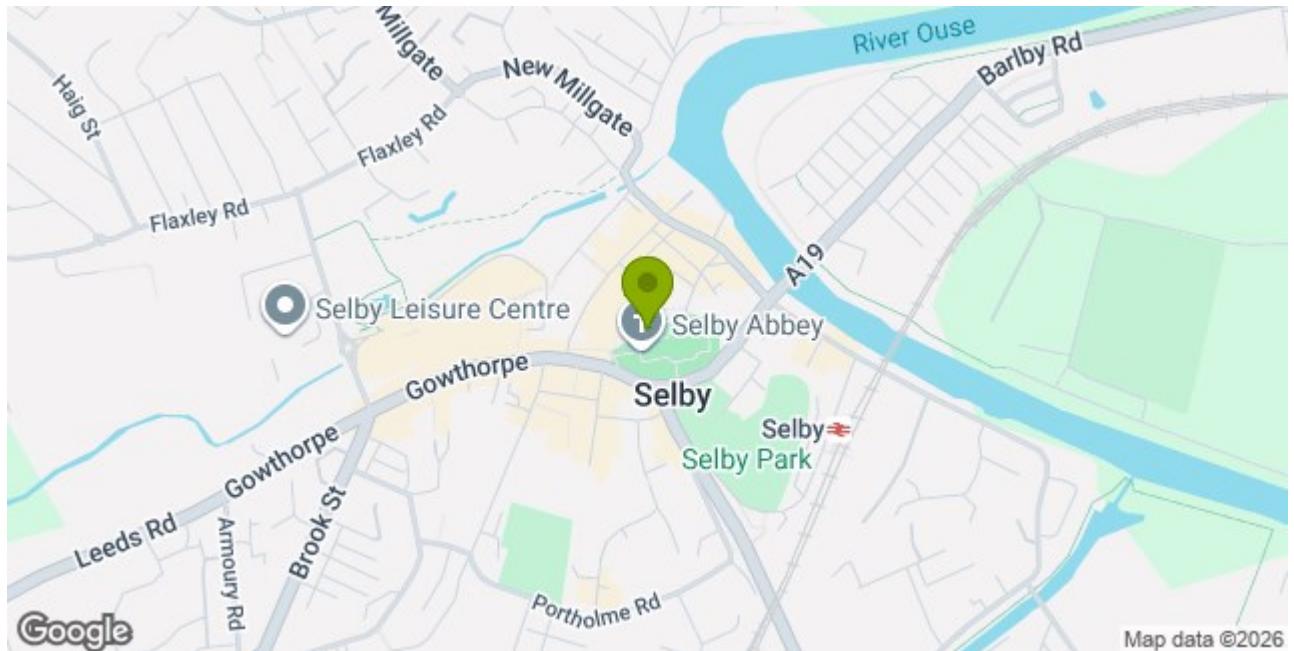
**Imagery Disclaimer:** Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

**Viewings:** Strictly via the letting agent - Stephensons Estate Agents - 01757 706707

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1301 SQ FT / 120.83 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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N Lawrence
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