



99Home Ltd.

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2 Bed Terraced In Newport Avenue Selby, North Yorkshire, YO8 9DL £180,000



Ref:15716





SHORT DESCRIPTION

Property Ref: 15716 Key features • Newly refurbished to a high standard • Rear courtyard garden • New kitchen and bathroom • Two double bedrooms • Lounge and dining room • Sought after location This deceptively spacious two bedroom terraced house situated in a very popular area in Selby has been refurbished to a high standard including an upgraded electrical system, plastered and decorated throughout, new kitchen and bathroom installation, new flooring throughout and stylish paving to the rear private garden. Step inside the separated porch area into a living room with large windows that floods the space with natural light. Through to the dining room with plenty of space for entertaining or family meals, and a separate under the stairs storage facility. To the rear of the property, a newly installed kitchen with brand new appliances, overlooking the private courtyard garden with a stylish new paving for outdoor space. Upstairs, two spacious double bedrooms with a separate corridor leading to the newly installed modern bathroom with a bath and shower. The property benefits from UVPC double glazing and gas central heating. The location is a desirable area in Selby, with just a short walk into town, great school and transport links and ideal for those commuting. Property Type: Terraced Full selling price: £180000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: A EPC rating: D Measurement: 818.05 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Central and Double Glazing Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied

2

Bed Room(s)

1

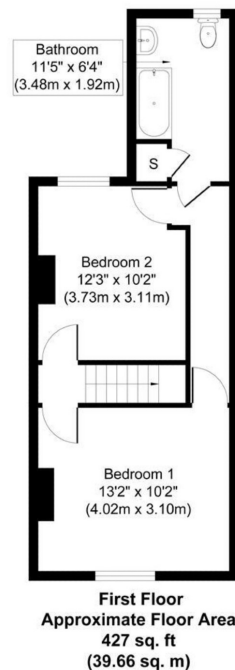
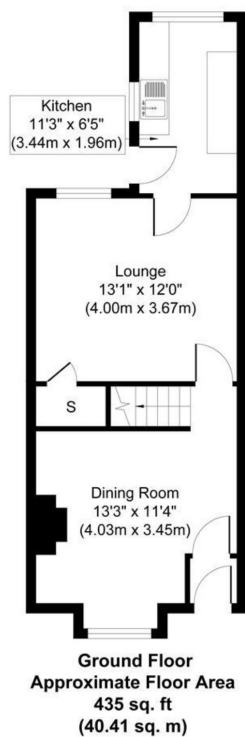
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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