

**JP HARLL**  
LICENSED ESTATE AGENT



**Newport Avenue, Selby, YO8 9DL**

**'Offers Over' £130,000**



- Two Bedroom Mid-Terrace Home
- Immaculately Presented
- Lounge with Bay Window
- Separate Dining Room
- Modern Fitted Kitchen
- Spa Bath & Separate Shower
- Paved Forecourt
- Rear courtyard with double gates
- EPC Rating 'D'
- Council Tax Band 'A'





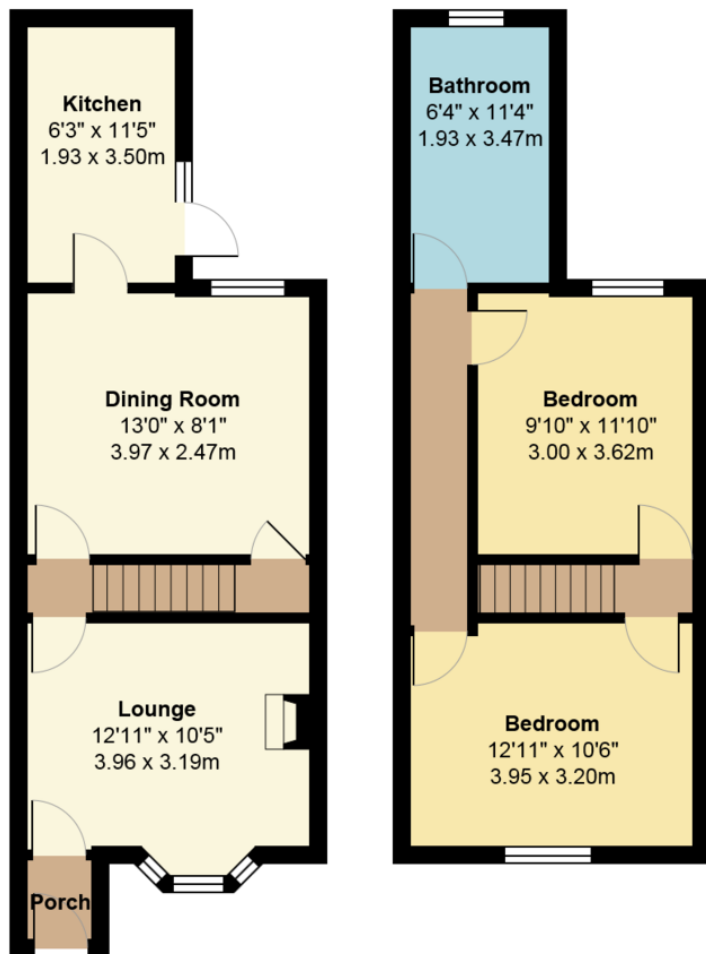


Just a short stroll from Selby town centre, this delightful mid-terrace property is an excellent home for first time buyers and professional couples.

Through the front entrance gate, an enclosed, paved forecourt welcomes you to the front door.

The property enjoys light, spacious accommodation, including lounge with bay window, separate dining room, and modern kitchen. Upstairs are two double bedrooms and a modern bathroom offering a large sumptuous spa bathtub and separate shower cabin, perfect to relax in after a busy day.

The enclosed courtyard at the rear of the property offers a seating area to enjoy the weather and BBQs. Double gates offer the option to use the courtyard as off-road parking.

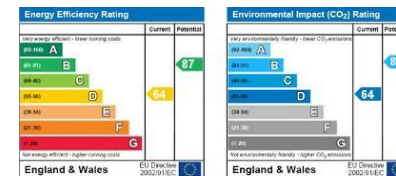


All measurements are approximate and for display purposes only



**TENURE:** Freehold

**LOCAL AUTHORITY:** Selby District Council



**AGENTS NOTES:**

**DISCLAIMER:** These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. All measurements are approximate.

**Heating And Appliances** - The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by JP Harll

**Buyer's** are advised to check the Environment Agency Website for an indication of flood risk in the area.  
<https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>.

**Measurements** - These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

**Viewing** - Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.