



83 Millgate, Selby, YO8 3LD

- DOUBLE FRONTED GEORGIAN TOWN HOUSE
- TWO BATHROOMS
- GRADE II LISTED
- REAR COURTYARD
- NO ONWARD CHAIN
- THREE BEDROOMS
- CHARACTERFUL PROPERTY
- LIVING/DINING ROOM
- CLOSE TO TOWN CENTRE
- EPC RATING: D

Offers Over £240,000

HUNTERS®

HERE TO GET *you* THERE

83 Millgate, Selby, YO8 3LD

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this double fronted Georgian town house situated in the heart of Selby. This characterful property benefits from a gas central heating system and offers versatile and spacious accommodation briefly comprising an open plan living/dining room, fitted kitchen, hallway, to the first floor bedroom one with en-suite bathroom, two further bedrooms and a bathroom with over head shower. A staircase leads to a an open loft, (perfect storage space) to the rear is an attractive patio style garden. Viewing comes highly recommended.

LOCATION

The ancient town of Selby was originally settled during the Roman period, and since then has built a rich and varied history, from battles to the birth of King Henry I. The amenities of the town are comprehensive, including supermarkets, a hospital, several good schools at primary and secondary level, many pubs and restaurants, along with a bustling high street with its selection of shops. The town is also home to the beautiful Selby Abbey, founded in 1069. Another strong point of Selby is its excellent transport links, with bus links to all of the surrounding towns and cities and direct rail routes to London, Leeds, Manchester and York.

DIRECTIONS

From our Finkle Street office, take the left turn onto New Millgate, follow the road and take the left turn onto Millgate.

Material Information - Selby

Tenure Type; Freehold.

Council Tax Banding; C.





Millgate, Selby, YO8

Approximate Area = 1973 sq ft / 183.2 sq m
Limited Use Area(s) = 212 sq ft / 19.6 sq m
Total = 2185 sq ft / 202.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). ©rics.com 2024.
Produced for Hunters Property Group. REF: 1070510

Viewings

Please contact selby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®
HERE TO GET *you* THERE