



Elmhirst
Parker
Estate Agents & Solicitors



6 Fairfax Avenue

Selby
YO8 4AZ

Offers in excess of
£200,000



- EXTENDED TRADITIONAL END TOWN HOUSE
- THREE BEDROOMS
- GOOD SIZED LIVING ROOM
- OPEN PLAN KITCHEN/DINING AREA
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZED REAR GARDEN
- WITHIN WALKING DISTANCE OF TOWN CENTRE





Welcome to this charming end town house on Fairfax Avenue, Selby! This delightful property boasts three bedrooms, an open plan kitchen/dining area, living room, bathroom and separate wc. A standout feature of this property is the good-sized rear garden with endless possibilities for gardening enthusiasts or those with young children or pets to play outdoors. Conveniently located within walking distance of the town centre, you'll have easy access to local amenities, shops, and restaurants. Whether you fancy a leisurely stroll or need to run a quick errand, everything you need is just a stone's throw away.

UPVC glazed door into a small entrance lobby with space to hang coats and then into:-

Living Room

5.09m x 4.13m (16'8" x 13'7")

Having a bay window to the front elevation and two radiators. Stairs off to the first floor.

Kitchen/Diner

5.28m max x 5.12m max (17'3" max x 16'9" max)

Being 'L' shaped plus an alcove and having a good range of white fronted base and wall units. Complimentary work surfaces incorporating a sink unit with a mixer tap over. Space for an electric oven and extractor over. Plumbing for washing machine. Door to the side leading into the rear garden. The dining area has windows to the side and rear elevations and an alcove.

Bathroom

Being fully tiled and having a three piece white suite comprising panelled bath with shower over, wash hand basin and a wc. Window to the side elevation and a radiator.

Landing

With doors off and a radiator. Loft access.

Bedroom 1

3.08m x 4.17m (10'1" x 13'8")

Being of a double size and having built in over stairs



wardrobes. With a window to the front elevation and a radiator.

Bedroom 2

3.62m x 2.55m (11'10" x 8'4")

Having a window to the rear elevation and a radiator.

Bedroom 3

5.81m max x 2.5m max (19'0" max x 8'2" max)

Having windows to the side and rear elevations. Radiator.

Separate WC

With a wash hand basin set into a beech effect vanity unit and a wc.

Outside

The neat front garden comprises a pebbled area with a wall boundary and gated access. A path to the side leads to the entrance door and rear garden. This is of a good size and laid mainly to lawn with shrubs, trees and raised pond. A large paved patio area, and secure storage area with a roller door housing boiler. On road parking.

Utilities

Mains Electric

Mains Gas

Mains Water

Mains Sewerage

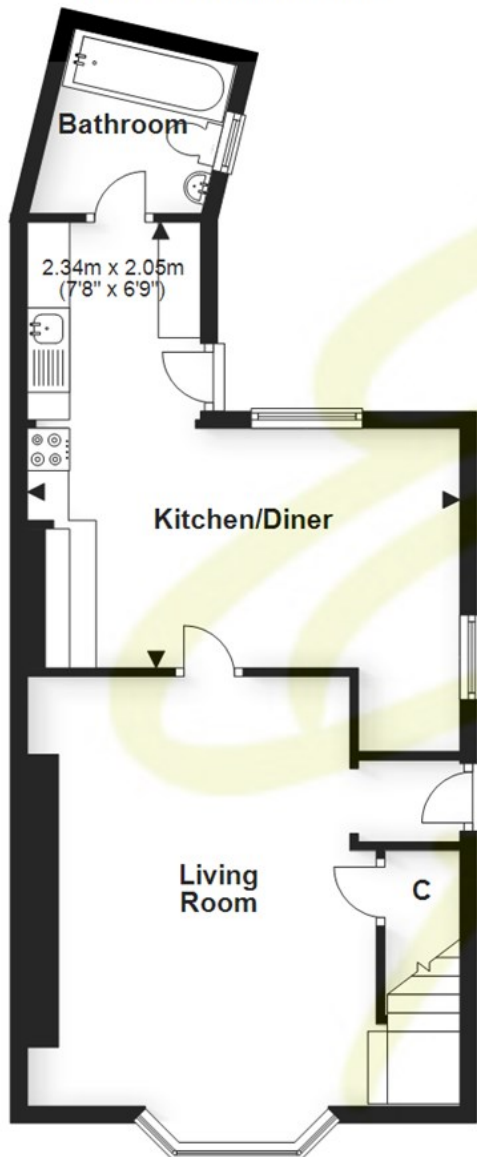
Mobile - 4G likely

Broadband - FTTP (Ultrafast)



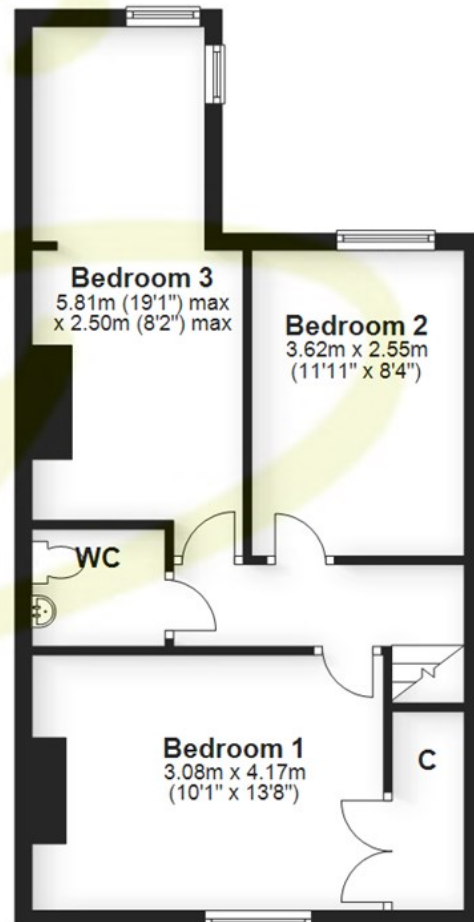
Ground Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



Total area: approx. 85.6 sq. metres (920.9 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Plan produced using PlanUp.

6 Fairfax Avenue, SELBY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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