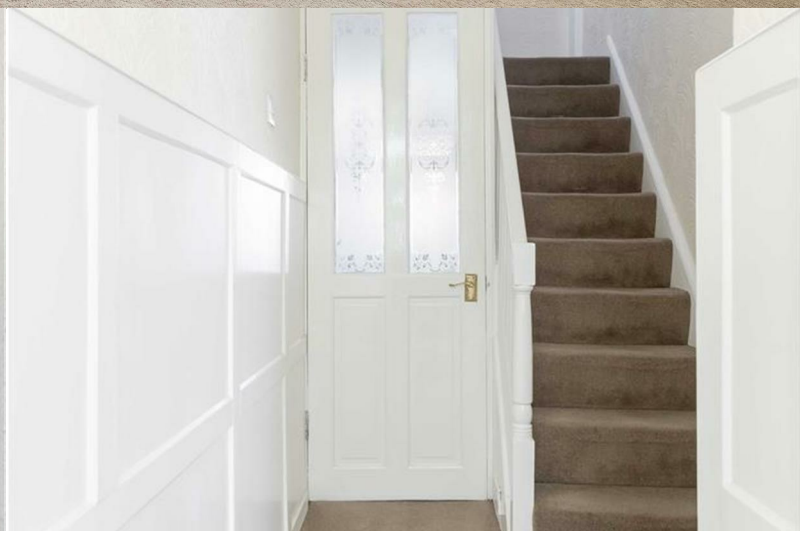
2 Audus Street

Selby
YO8 4HJ

Offers over
£180,000

- DOUBLE FRONTED TERRACE HOUSE
- SOLE PROPERTY OF THIS TYPE ON AUDUS STREET
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
- THREE BEDROOMS, TWO OF WHICH ARE DOUBLES
- LARGE LOFT ROOM
- TWO RECEPTION ROOMS
- STEPS AWAY FROM THE TOWN CENTRE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- WALLED COURTYARD TO REAR
- NO CHAIN



Being the only double fronted house on Audus Street and spanning an impressive 1,333 square feet, this charming property offers spacious accommodation over three floors which can be tailored to your individual needs. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout allows for a seamless flow between the living areas, creating a warm and welcoming atmosphere. The three well-proportioned bedrooms offer comfortable retreats, while the bathroom is conveniently located to serve the household. A versatile loft room completes the accommodation on offer. Outside is a walled courtyard providing a private outdoor space.

Situated just steps away from the bustling main street of Selby, the property is in a perfect location for anyone wanting to be in the heart of the town centre and just a stone's throw away from local amenities, shops, and transport links.

Whether you are looking to invest in a family home or seeking a property with character and space, this house on Audus Street is a remarkable find. Don't miss the chance to make it your own.

Entrance Hall

Kitchen
3.54m x 3.32m (11'7" x 10'11")
A range of matching base and wall units and tiled floor. Integrated appliances include oven and grill, electric hob with extractor over and stainless steel sink with drainer. Window to rear elevation.

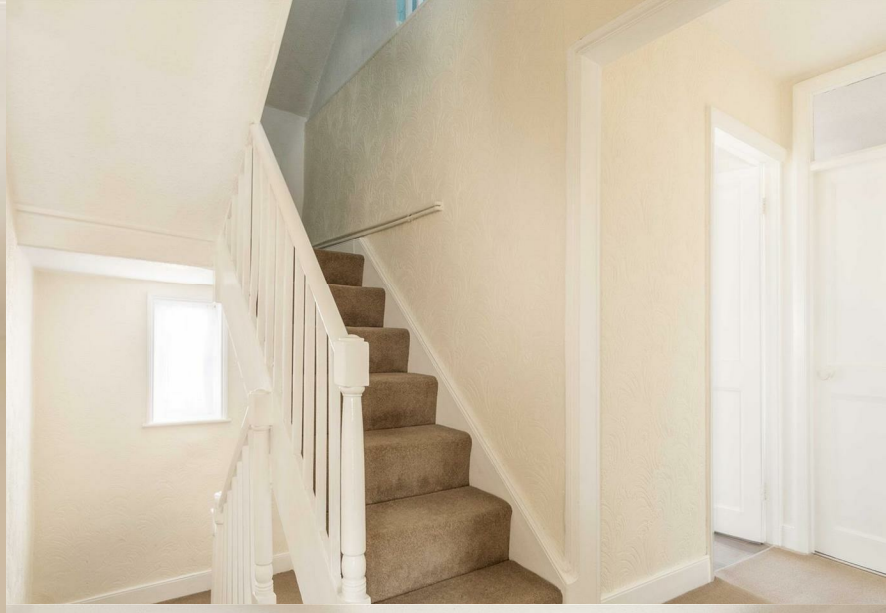
Lean to
Storage cupboard and worktop. Window and door to rear.

Living Room
3.36 x 3.92 (11'0" x 12'10")
Open to the kitchen area, this could be used as dining or living space. Window to front elevation.

Lounge
3.34m x 4.20m (10'11" x 13'9")
Window to front elevation.

utility
Under stairs utility with plumbing for washing machine. Window to rear.

1st Floor



Bedroom 1
3.37m x 4.92m (11'1" x 16'2")
Window to front elevation, and built in storage cupboard.

Bedroom 2
3.52m x 5.74m (11'7" x 18'10")
Window to front elevation.

Bedroom 3
3.54m x 1.80m (11'7" x 5'11")
A range of fitted furniture. Window to rear.

Loft Room
4.21m x 4.56m (13'10" x 15'0")
A good sized loft room accessed via original staircase. Velux window, built in cupboards and eaves storage.

Bathroom
2.36 x 1.55 (7'8" x 5'1")
Bath suite includes panel bath with shower over, pedestal sink and wc. Window to rear elevation and airing cupboard.

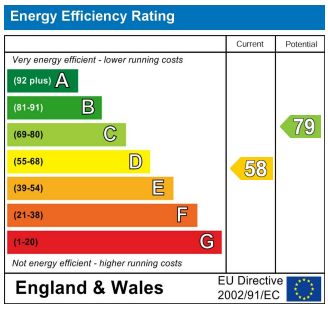
Outside
Walled private courtyard to the rear featuring a wooden pergola. Wrought iron gate providing convenient access to town.

Utilites
Mains Electric
Mains Gas
Mains Water
Mains Sewerage

Mobile 4G
Braodband FTTP (Ultrafast)

Total area: approx. 123.9 sq. metres (1333.8 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.



T: 01757 293620
E: epproperty@elmhirst-parker.co.uk
W: epestateagents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT

BEST ESTATE AGENT GUIDE AWARDS 2020 WINNER SALES AWARDED FOR MARKETING I SERVICE I RESULTS

Find us on.. rightmove