



HUNTERS[®]
HERE TO GET *you* THERE

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Manor Close, Hemingbrough, Selby

Asking Price £175,000



Hunters (Selby) are delighted to offer for sale this well presented two bedroom semi detached bungalow situated within the popular village of Hemingbrough. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises porch, cloakroom/w.c, lounge/dining room with multi fuel stove, two bedrooms and a bathroom. Outside to the front of the property is a garden laid to lawn. with a driveway. To the rear is a further garden laid to lawn with patio area, mature shrubs, evergreens and fencing around the perimeter. Viewing comes highly recommended. Call Hunters Selby seven days a week to book a viewing.

23 Finkle Street, Selby, North Yorkshire, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com

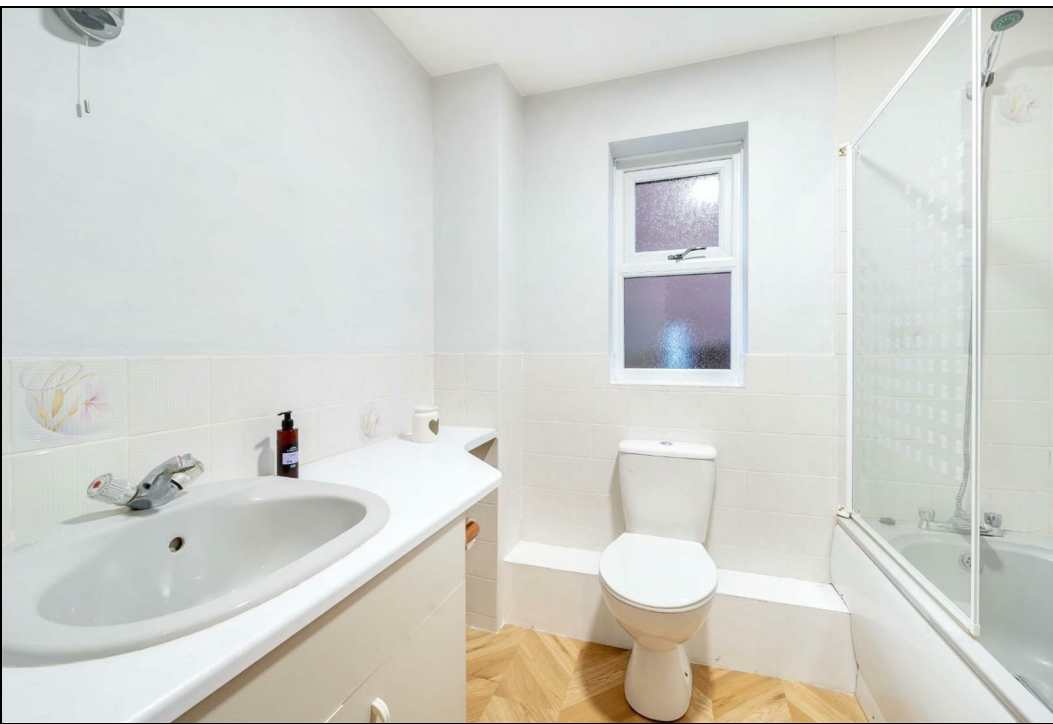


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KEY FEATURES

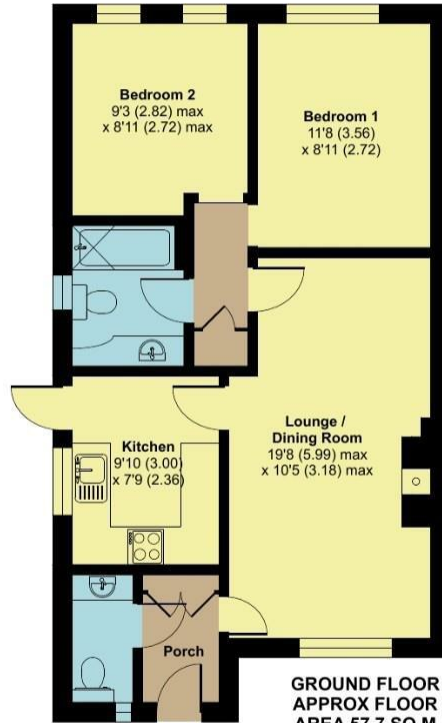
- SEMI DETACHED BUNGALOW
 - TWO BEDROOMS
 - UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
 - MULTI FUEL STOVE
 - DRIVEWAY
 - GARDEN
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
 - EPC RATING : D





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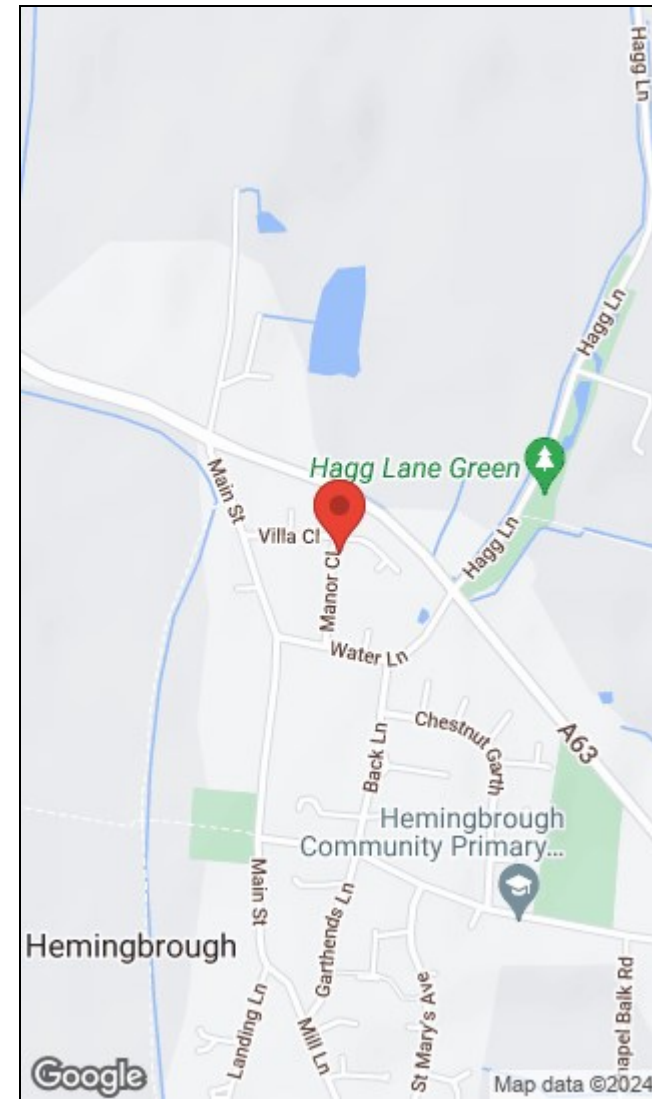
Approximate Area = 622 sq ft / 57.7 sq m
For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 57.7 SQ M
(622 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hunters Property Group. REF: 1065113



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 86 | (92 plus) A | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 64 | | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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