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HERE TO GET *you* THERE



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# Manor Close, Hemingbrough, Selby

Offers In Excess Of £165,000



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  
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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

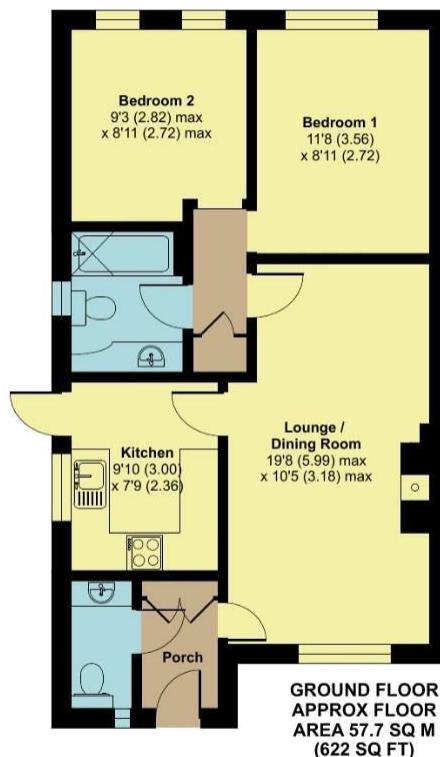




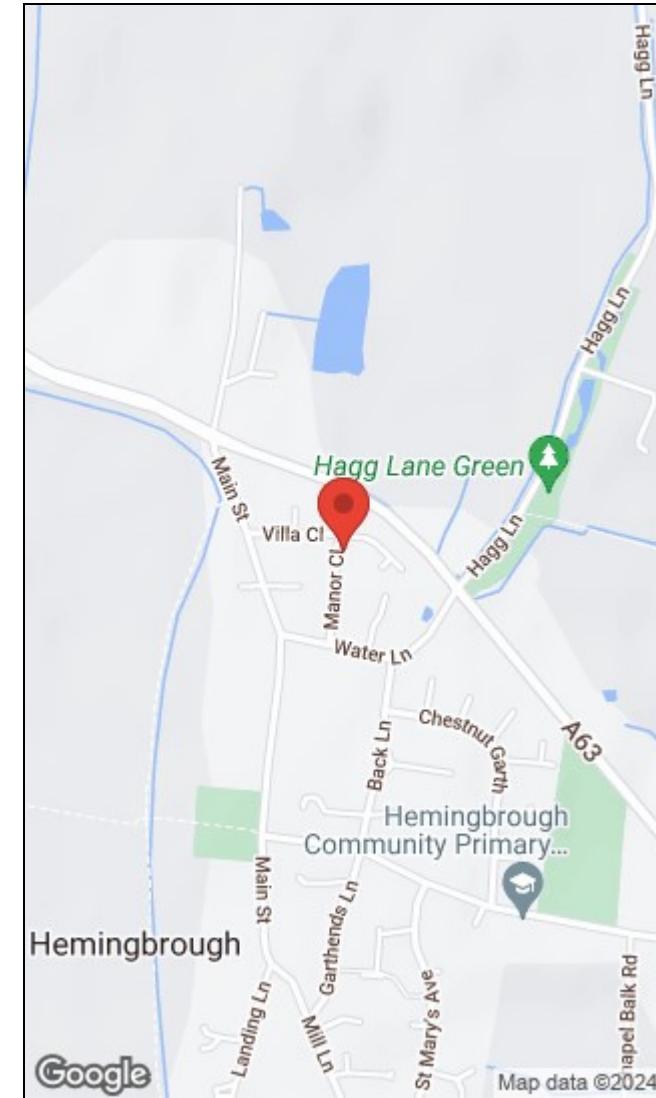
# Manor Close, Hemingbrough, Selby, YO8

Approximate Area = 622 sq ft / 57.7 sq m

For identification only - Not to scale



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



Google

Map data ©2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (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			
England & Wales	EU Directive 2002/91/EC	86	
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