



HUNTERS[®]
HERE TO GET *you* THERE



Manor Close, Hemingbrough, Selby

Offers In Excess Of £165,000

HUNTERS®

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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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This Hunters business is independently owned and operated by Powell Properties (Yorkshire) Limited | Registered Address: 23 Finkle Street, Selby, YO8 4DT | Registered Number: 15028208 England and Wales | VAT No: 445 8931 59 with the written consent of Hunters Franchising Limited.

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

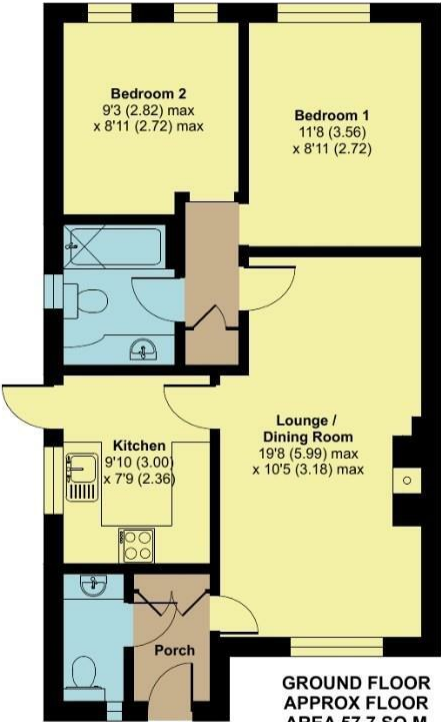




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Approximate Area = 622 sq ft / 57.7 sq m

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			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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