



HUNTERS[®]
HERE TO GET *you* THERE

18 Chestnut Way, Selby, YO8 8RG

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Asking Price £280,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented four bedroom detached home situated within the popular Staynor Hall development. The property benefits from UPVC double glazing, gas central heating system and briefly comprises an entrance hall, downstairs cloakroom/w.c., dining room, kitchen, utility room and living room. To the first floor master bedroom with en-suite, three further bedrooms and a bathroom. To the front of the property is a driveway with a lawn garden with mature shrubs. To the rear is a garden lawn with patio area and fencing around the perimeter. Viewing highly recommended. Call Hunters Selby seven day a week to book a viewing.

LOCATION

The ancient town of Selby was originally settled during the Roman period, and since then has built a rich and varied history, from battles to the birth of King Henry I. It is constantly expanding, with many residential and commercial developments around the edges of the town, as well as housing redevelopments on the river front. The amenities of the town are comprehensive, including 4 supermarkets, a hospital, several good schools at primary and secondary level, many pubs and restaurants, along with a bustling high street with its selection of shops. The town is also home to the beautiful Selby Abbey, founded in 1069. Another strong point of Selby is its excellent transport links, with bus links to all of the surrounding towns and cities and direct rail routes to London, Leeds, Manchester and York.

DIRECTIONS

Chestnut Way is situated within the Staynor Hall development just off Bawtry Road in Selby. Leave Selby town centre on the A1041 heading east. Go over the roundabout passing the retail park, take your first left onto Hawthorne Road, then left onto Abbots Ways, then take the right turn on Chestnut Way where number 18 is situated well down on the right hand side identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold

Council tax band: D

EPC Rating : C

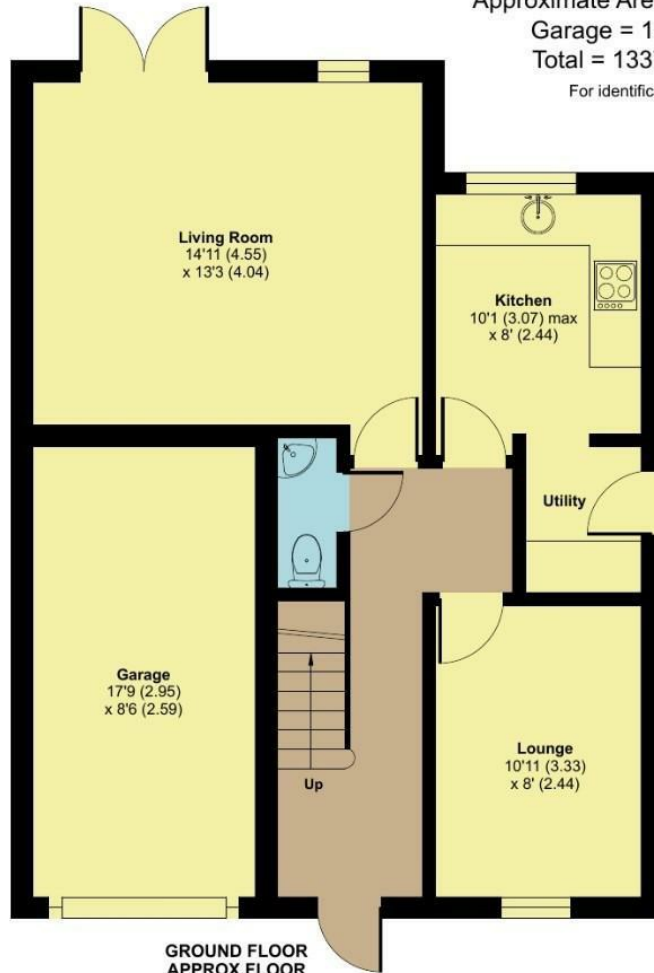
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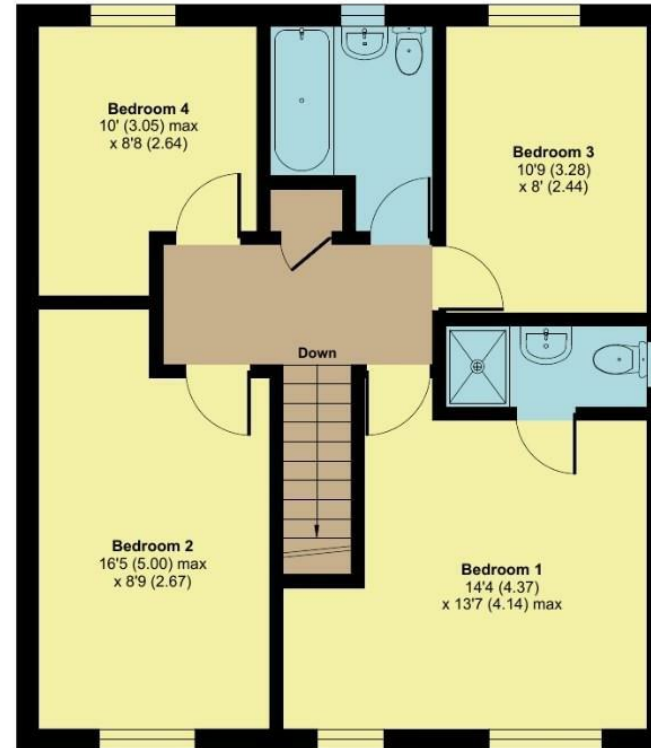
Chestnut Way, Selby, YO8

Approximate Area = 1185 sq ft / 110 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1337 sq ft / 124.1 sq m

For identification only - Not to scale



**GROUND FLOOR
 APPROX FLOOR
 AREA 49.9 SQ M
 (538 SQ FT)**



**FIRST FLOOR
 APPROX FLOOR
 AREA 60.1 SQ M
 (647 SQ FT)**



**Certified
 Property
 Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1090268

