



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

9 Nursery Close, Hemingbrough, Selby, YO8 6QD

# 9 Nursery Close, Hemingbrough, Selby, YO8 6QD

## Offers Over £385,000

### **DESCRIPTION**

Hunters (Selby) are delighted to offer for sale this well presented five bedroom detached home offering versatile family living accommodation situated within the popular village of Hemingbrough. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises downstairs w.c, living room, kitchen, snug, dining room, bathroom and bedroom five. To the first floor bedroom one with en-suite bathroom and built in wardrobes, three further bedrooms with built in wardrobes and a family bathroom. To the front of the property there is driveway for parking for several vehicles with a garden laid to lawn. To the rear of the property there is a garden laid to lawn with shrub borders, patio area and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

### **LOCATION**

The ancient village of Hemingbrough lies approximately five miles' south-east of Selby. The landscape in the immediate area is dominated by the beautiful 12th Century St Mary's Church located within the village. You can also find in the village a bakery, a convenience store and a pair of pubs. Education is provided in Hemingbrough by the highly rated primary school, and there are convenient bus links to Selby and Goole.

### **DIRECTIONS**

From Selby take the A19 north towards York and take the first turning signposted A63 Howden. Continue along through the villages of Osgodby and Cliffe. On entering the village of Hemingbrough turn right onto Main Street continue through the village and turn left onto Mill Lane then turn left onto Nursery Close where the property can be identified on the left hand side by our Hunters for sale board.

### **Material Information - Selby**

Tenure Type; Freehold  
Council Tax Banding; D  
EPC Rating : C

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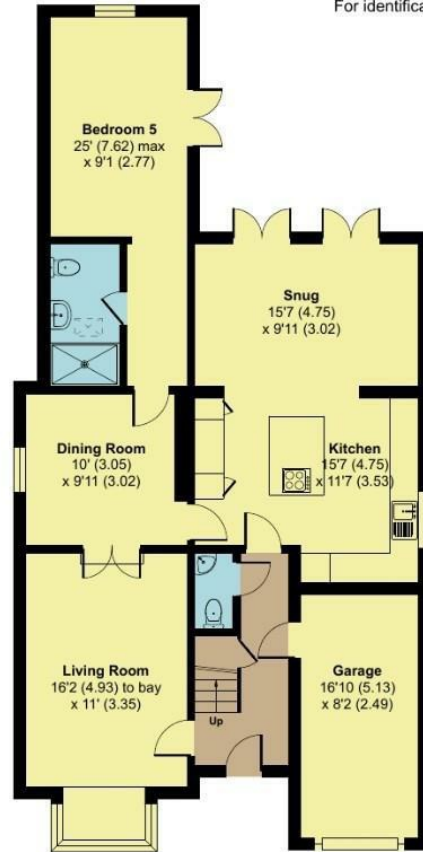
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Approximate Area = 1787 sq ft / 166 sq m

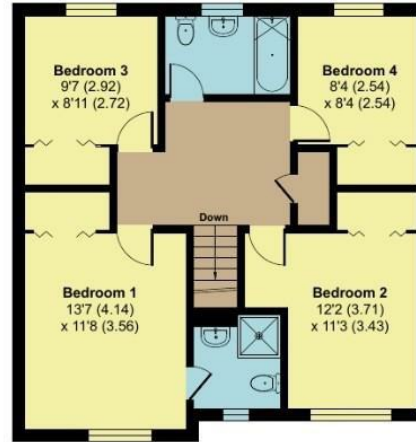
Garage = 137 sq ft / 12.7 sq m

Total = 1924 sq ft / 178.7 sq m

For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 95.9 SQ M  
( 1033 SQ FT)**



**FIRST FLOOR  
APPROX FLOOR  
AREA 70 SQ M  
( 754 SQ FT)**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2024. Produced for Hunters Property Group. REF: 1102697

