



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

69 Woodville Terrace, Selby, YO8 8AJ



# 69 Woodville Terrace, Selby, YO8 8AJ

## Asking Price £240,000

### **DESCRIPTION**

Hunters Selby are delighted to offer for sale this well presented four bedroom semi detached house situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing, and briefly comprises an entrance hall, kitchen/breakfast room, utility room, cloakroom/w.c, and two reception rooms to the ground floor. To the first floor bedroom one with en-suite bathroom, three further bedrooms and a bathroom. To the front of the property there is a blocked paved driveway with gates along with shrub borders. To the rear of the property there is a low maintenance garden with summerhouse which is currently used as a home office 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**

Selby Market town has a selection of shops, pubs, restaurants and a bustling market once a week. This property is ideally situated within easy walking distance of all local amenities including three main Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, Railway Station, Bus Station and the famous Selby Abbey. The city of York is approximately fourteen miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster with excellent road communications being A19, M62, A1041, A1 and M18.

### **DIRECTIONS**

From our Finkle Street office, take the left turn onto Micklegate, turn right onto Water Lane, continue onto Ousegate then onto Shipyard Road. Turn left onto Denison Road. At the roundabout take the 1st exit to stay on Denison Road then turn right onto Woodville terrace where the property can be identified by our Hunters for sale board.

### **Material Information - Selby**

Tenure Type: Freehold

Council Tax Banding; A

EPC Rating :

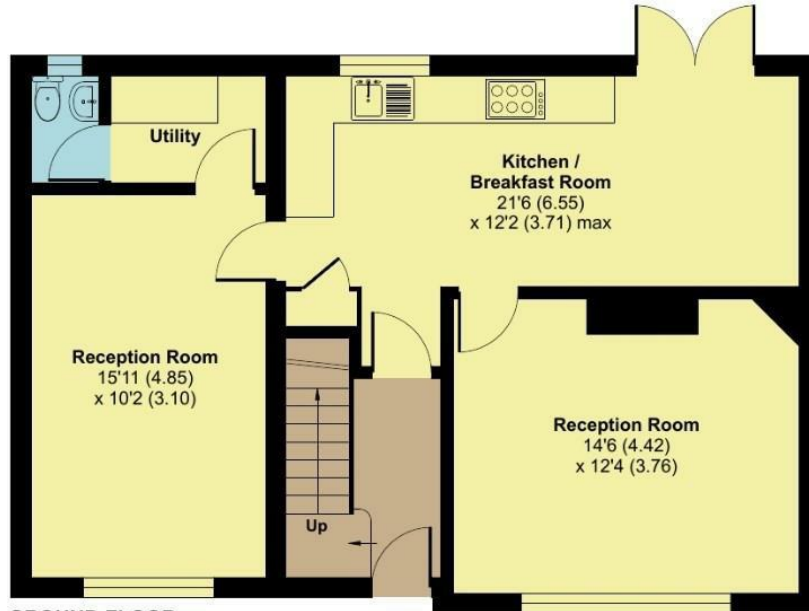
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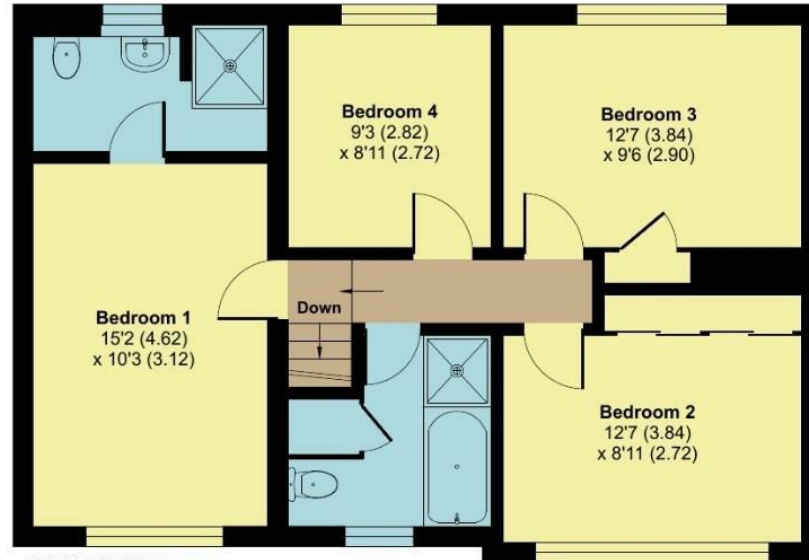
# Woodville Terrace, Selby, YO8

Approximate Area = 1369 sq ft / 127.1 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 63.6 SQ M  
(685 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 63.5 SQ M  
(684 SQ FT)



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1114855

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



















