



HUNTERS[®]
HERE TO GET *you* THERE



8 New Lane, Selby

Asking Price £90,000

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DESCRIPTION

ATTENTION INVESTORS. Hunters Selby are delighted to offer for sale this individual one bedroom flat 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, walking cupboard, bathroom and a bedroom. Viewing comes highly recommended. 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.

Material Information - Selby

Tenure Type; Leasehold

Council Tax Banding; A

EPC Rating : A

The flat is on a long leasehold basis as an investment.

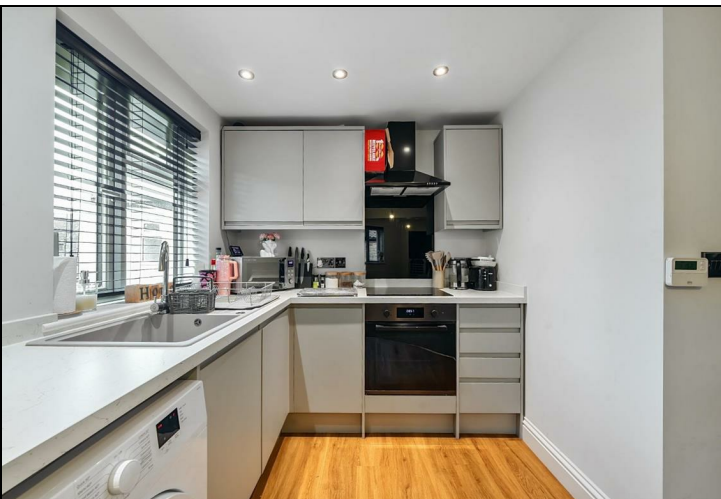
The flat is tenanted on a 12 month AST from 2nd May at £700 pcm

23 Finkle Street, Selby, North Yorkshire, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com



KEY FEATURES

- LUXURY ONE BEDROOM APARTMENT
 - GAS CENTRAL HEATING SYSTEM
 - UPVC DOUBLE GLAZING
 - NO ONWARD CHAIN
 - MODERN FITTED KITCHEN
 - MODERN FITTED BATHROOM
 - VIEWING COMES HIGHLY RECOMMENDED
 - EPC RATING : A





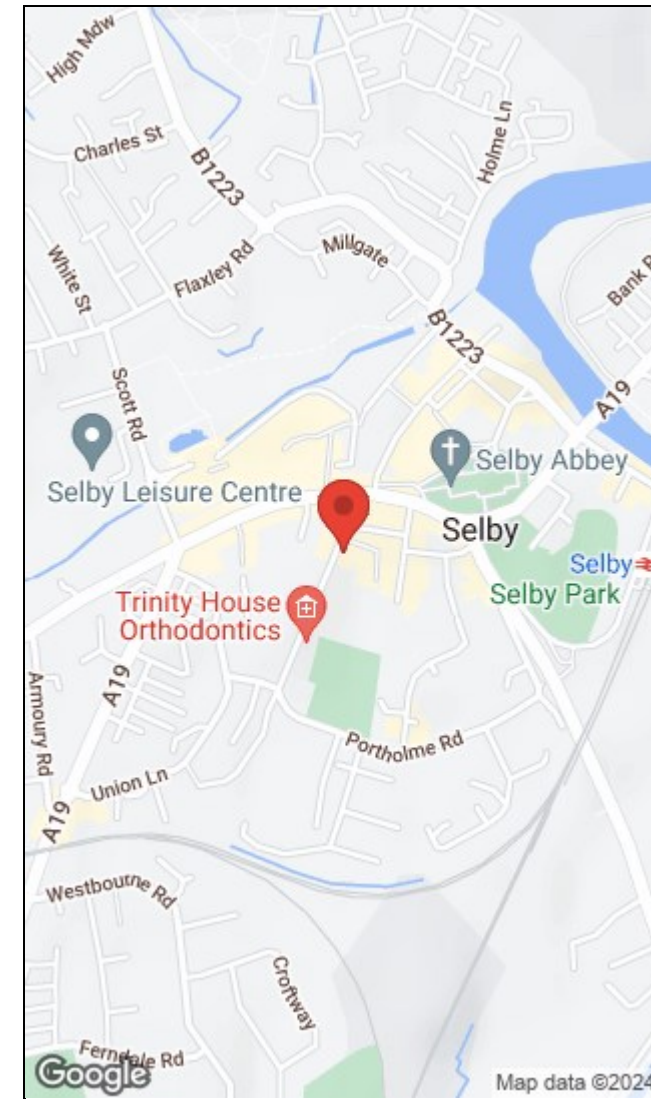
New Lane, Selby, YO8

Approximate Area = 385 sq ft / 35.7 sq m
For identification only - Not to scale



**SECOND FLOOR
APPROX FLOOR
AREA 35.7 SQ M
(385 SQ FT)**

RICS 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: 1110467



Energy Efficiency 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			
EU Directive 2002/91/EC		75	75
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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