



HUNTERS[®]

HERE TO GET *you* THERE

27 Abbots Court, Selby, YO8 8BF

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Asking Price £345,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautifully well presented four bedroom detached home situated within the popular Staynor Hall development. The property benefits from an gas central heating system, UPVC double glazing and briefly comprises entrance hall, study, cloakroom/w.c, kitchen/lounge/dining room, utility room and conservatory to the ground floor. To the first floor bedroom one with en-suite bathroom, three further bedrooms and a family bathroom. To the front of the property there is a driveway leading to a double garage along with a garden laid to lawn. To the rear of the property there is a decking area along with a garden laid to lawn and fencing around the perimeter. Viewing comes highly recommended. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Abbots Court is situated within the Staynor Hall development just off Bawtry Road in Selby. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys, Morrisons supermarkets, Abbey Walk retail park and the market cross shopping centre, railway station and the famous Selby Abbey. The city of York is approximately 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

Abbots Court 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 Court where the property can be identified.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

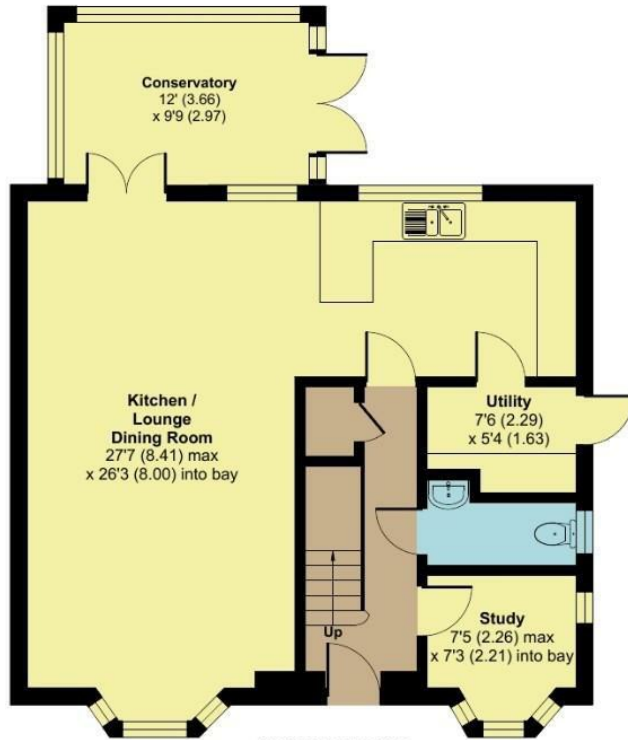
Abbots Court, Selby, YO8

Approximate Area = 1489 sq ft / 138.3 sq m

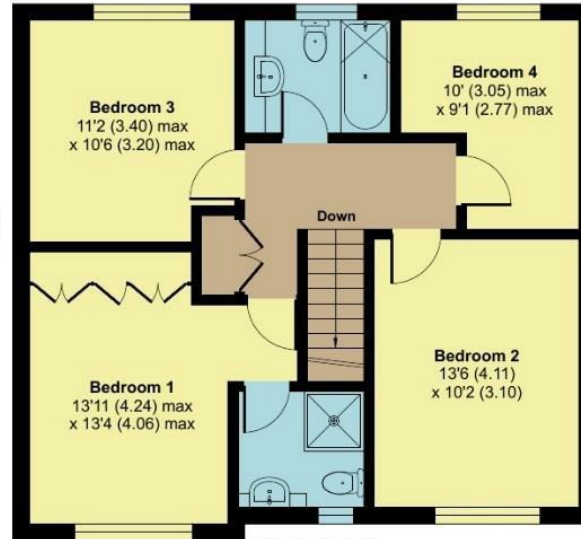
Garage = 300 sq ft / 27.8 sq m

Total = 1789 sq ft / 166.1 sq m

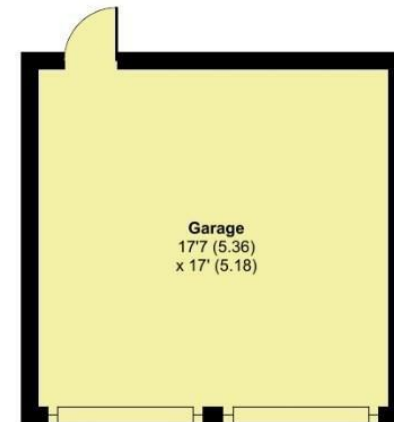
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 74.6 SQ M
(803 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 63.7 SQ M
(686 SQ FT)



GARAGE
APPROX FLOOR
AREA 27.9 SQ M
(300 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: 1116595

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			
		77	88
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	









