



Station Road, Hensall, DN14 0QJ



Asking Price £425,000

HUNTERS[®]
EXCLUSIVE

Station Road, Goole

DESCRIPTION

Hunters Selby are delighted to offer for sale this individual well presented three bedroom detached bungalow situated within the popular village of Hensall. The property benefits from an oil central heating system, UPVC double glazing and briefly comprises a spacious entrance hall, living room, dining room, kitchen, utility room and sun room. The property also benefits from three double bedrooms and a family bathroom. Bedroom one has en-suite bathroom. To the front of the property there is a large enclosed garden. To the side of the property, gates lead up a driveway to a double garage with electric remote controlled doors along with a garden laid to lawn, patio area, shrub borders, a further single garage and fencing around the perimeter. Viewing is highly recommended to appreciate this spacious bungalow on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

The village of Hensall is located around 7 miles South and 16 miles North of Selby and Doncaster respectively. Its amenities include a post office, two churches, two children's playgrounds, an Italian restaurant and a post office which doubles as the village store. Education is provided within the village at a primary level, with secondary education provided at the nearby Snaith School, which has a dedicated bus service from Hensall. These schools are both rated "good" by Ofsted. The village has bus links to Selby and Wakefield, along with rail links to Goole and Leeds.

DIRECTIONS

From Selby town Centre head south west towards the A19 onto Doncaster Road. Follow the A19 and take your left hand turn onto Wand Lane then turn right onto Station Road. The property can be located on the left hand side.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : E

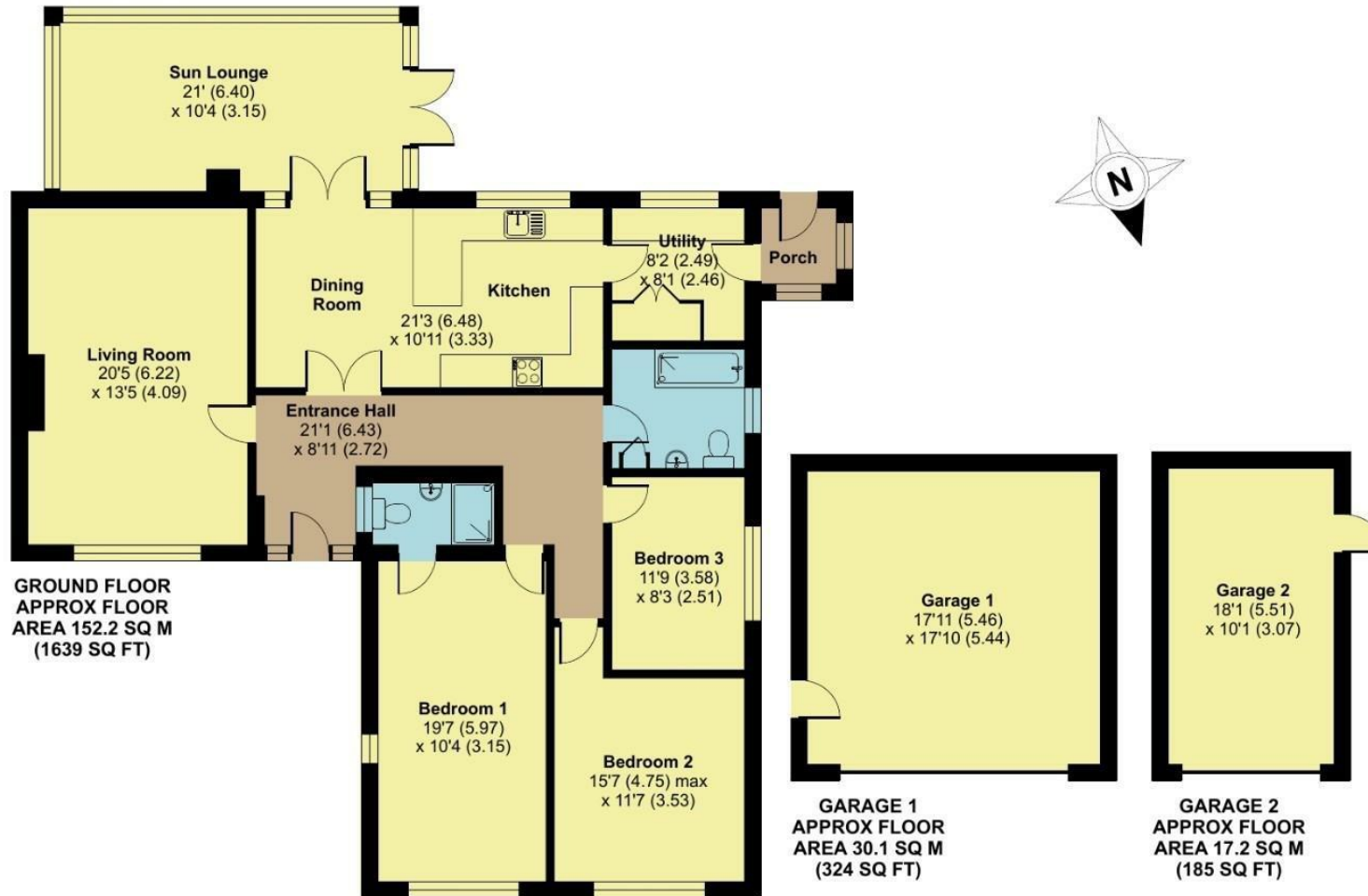




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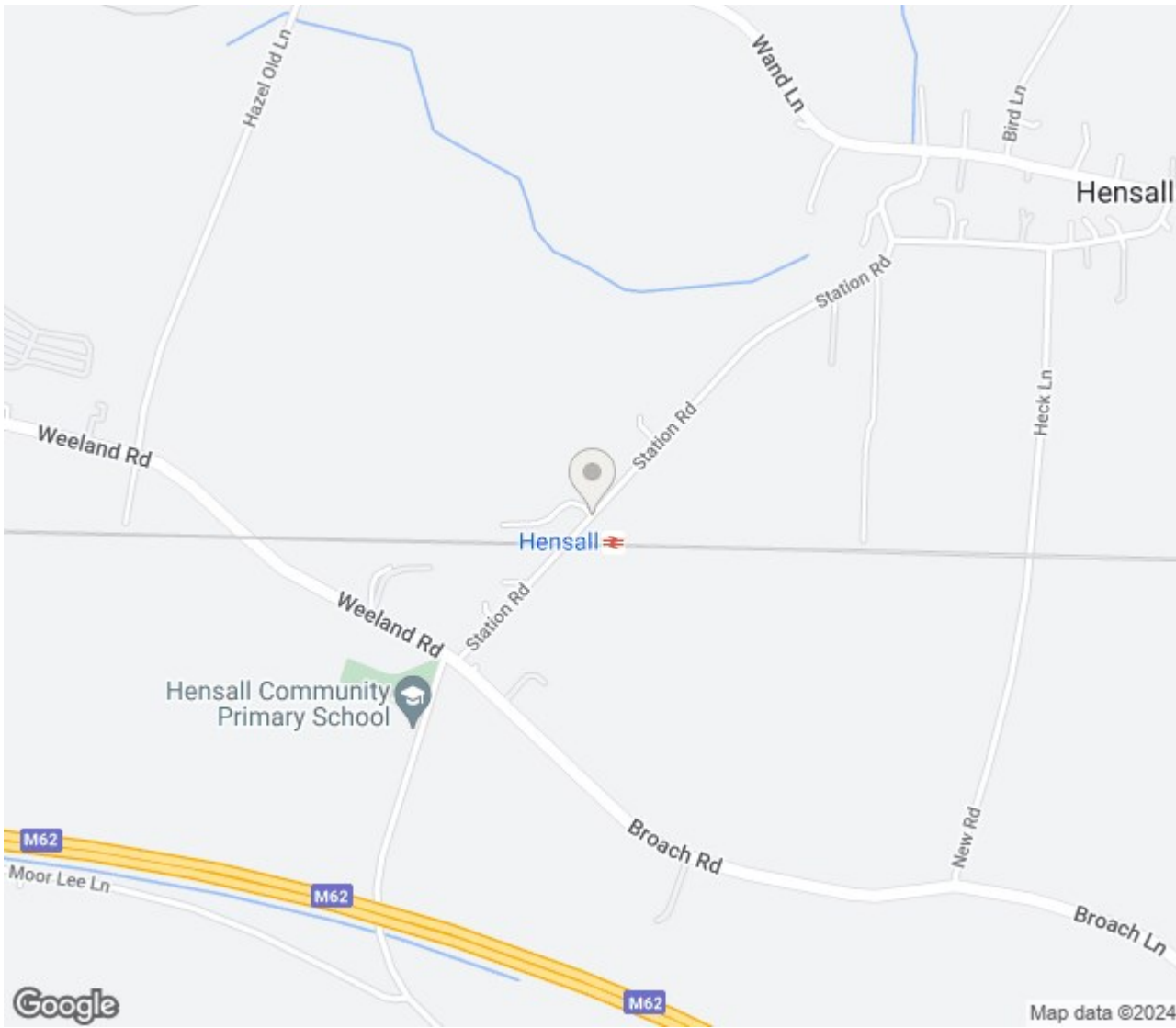
Approximate Area = 2148 sq ft / 199.5 sq m (includes garages)

For identification only - Not to scale



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: 1121573





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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