



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

23 Oak Way, Selby, YO8 8RL

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Asking Price £245,000

### **DESCRIPTION**

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

### **LOCATION**

The ancient town of Selby was originally settled during the Roman period, and since then has built a rich and varied history, from battles to the birth of King Henry I. It is constantly expanding, with many residential and commercial developments around the edges of the town, as well as housing redevelopments on the river front. The amenities of the town are comprehensive, including 4 supermarkets, a hospital, several good schools at primary and secondary level, many pubs and restaurants, along with a bustling high street with its selection of shops. The town is also home to the beautiful Selby Abbey, founded in 1069. Another strong point of Selby is its excellent transport links, with bus links to all of the surrounding towns and cities and direct rail routes to London, Leeds, Manchester and York.

### **DIRECTIONS**

Oak Way 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 turn onto Oak Way where the property can be identified.

### **Material Information - Selby**

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

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# Oak Way, Selby, YO8

Approximate Area = 1098 sq ft / 102 sq m

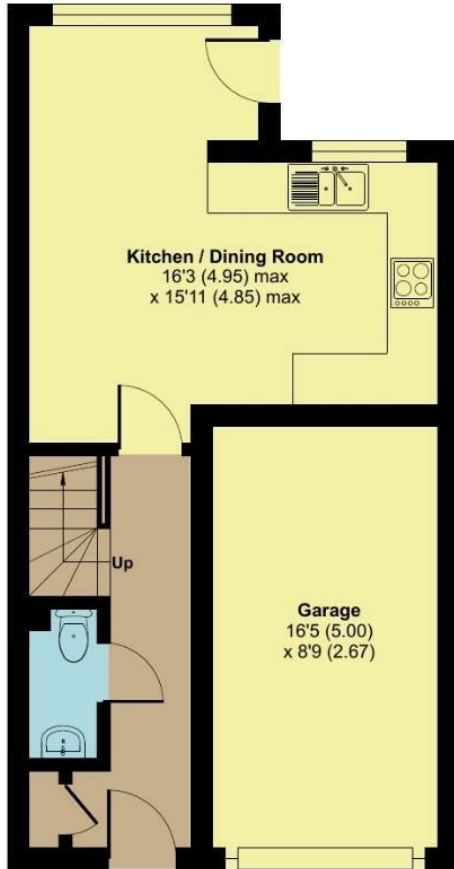
Limited Use Area(s) = 12 sq ft / 1.1 sq m

Garage = 146 sq ft / 13.5 sq m

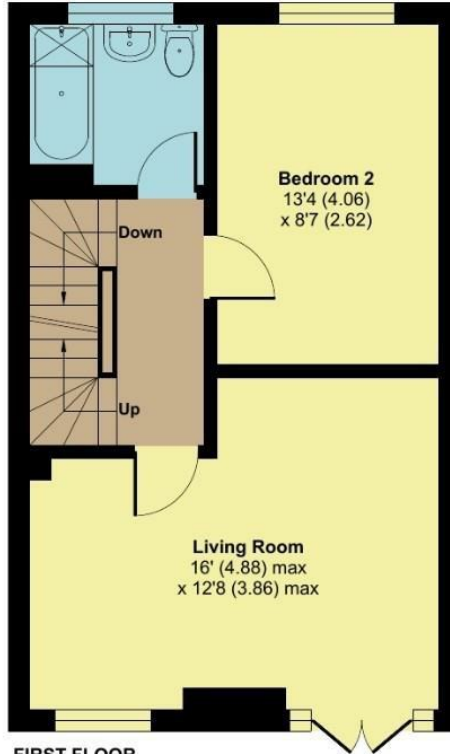
Total = 1256 sq ft / 116.6 sq m

For identification only - Not to scale

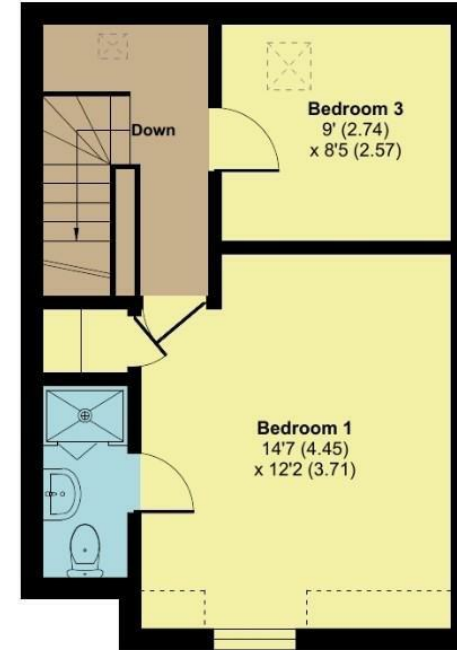
Denotes restricted head height



**GROUND FLOOR**  
APPROX FLOOR  
AREA 28.7 SQ M  
(310 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 39.8 SQ M  
(429 SQ FT)



**SECOND FLOOR**  
APPROX FLOOR  
AREA 33.3 SQ M  
(359 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: 1123893

