



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Flat 2, 8 New Lane, Selby

Asking Price £120,000

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## DESCRIPTION

ATTENTION ALL INVESTORS. Hunters Selby are delighted to offer for sale this individual two 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, kitchen/lounge, two bedrooms and a bathroom. Bedroom one has en-suite bathroom. 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 : C

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

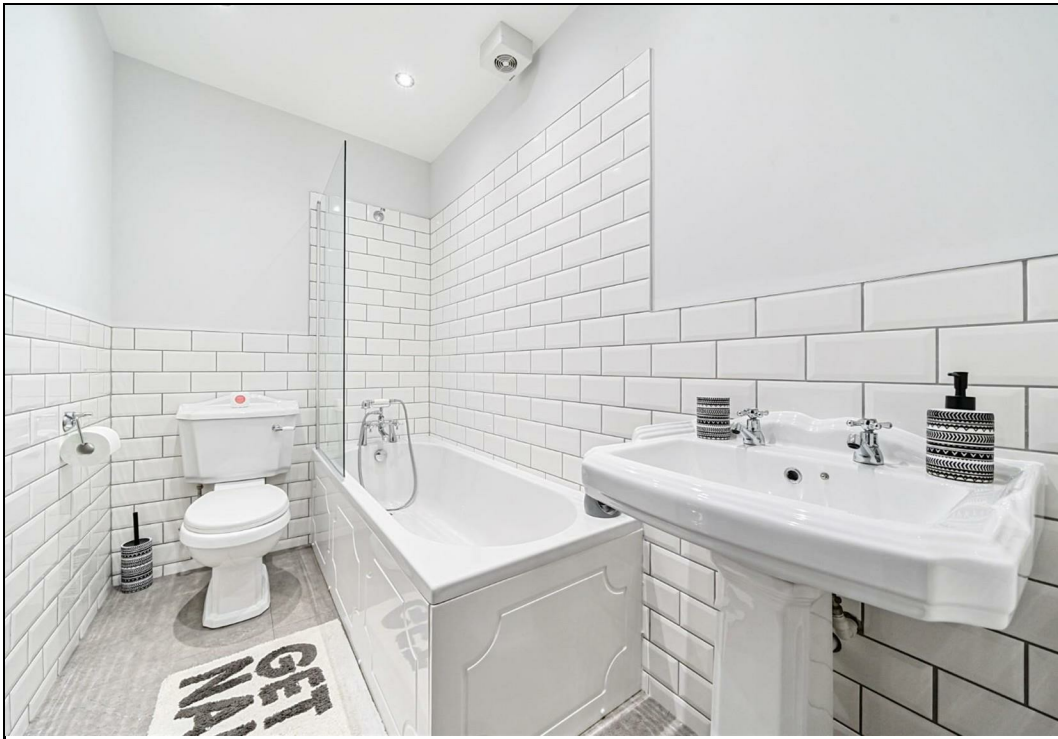
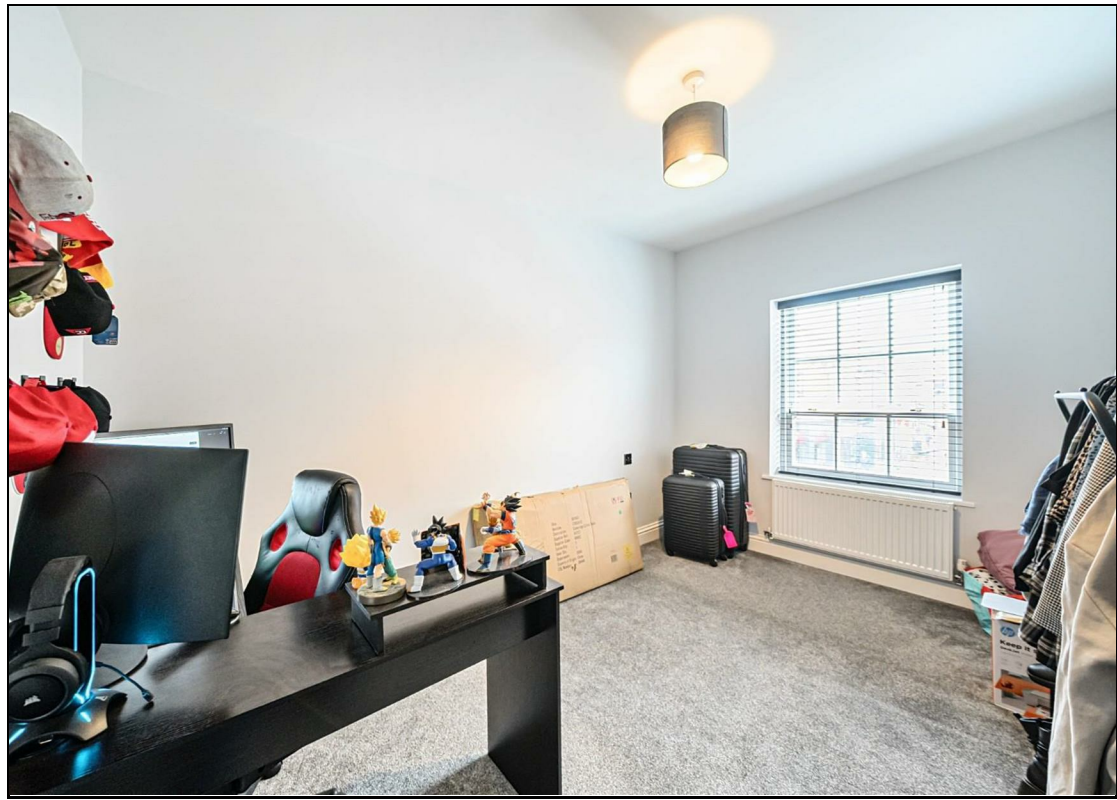
The flat is tenanted on a 12 month AST at £850 pcm

## KEY FEATURES

- ATTENTION ALL INVESTORS
- LUXURY TWO BEDROOM APARTMENT
  - BEDROOM ONE WITH EN-SUITE BATHROOM
  - UPVC DOUBLE GLAZING
  - GAS CENTRAL HEATING SYSTEM
  - CLOSE TO AMENTIES
  - COUNCIL TAX BAND : A
  - VIEWING COMES HIGHLY RECOMMENDED
  - EPC RATING : C



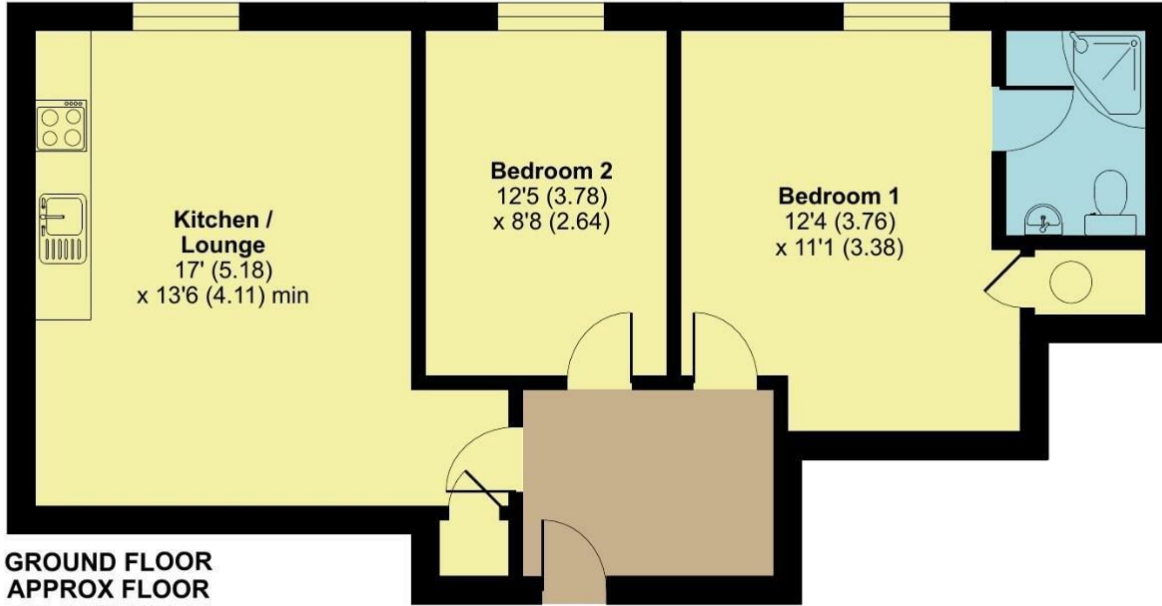




# New Lane, Selby, YO8

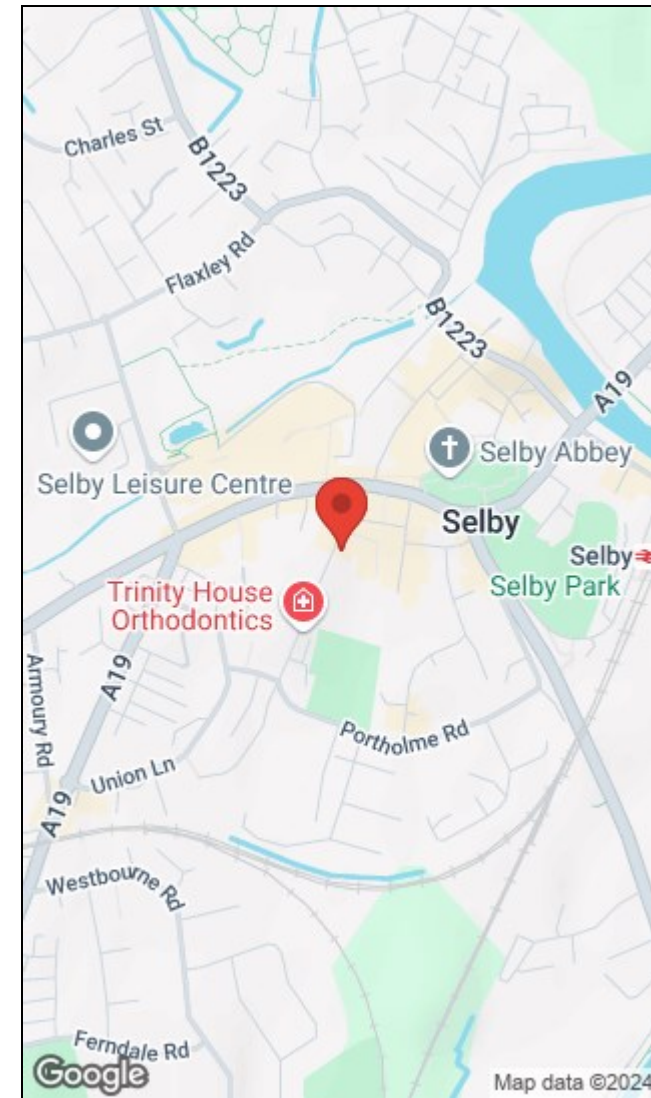
Approximate Area = 653 sq ft / 60.7 sq m

For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 60.7 SQ M  
(653 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: 1138369



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>	<b>72</b>	<b>72</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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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