



HUNTERS[®]
HERE TO GET *you* THERE



Flat 1, 8 New Lane, Selby

Asking Price £120,000



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 two 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

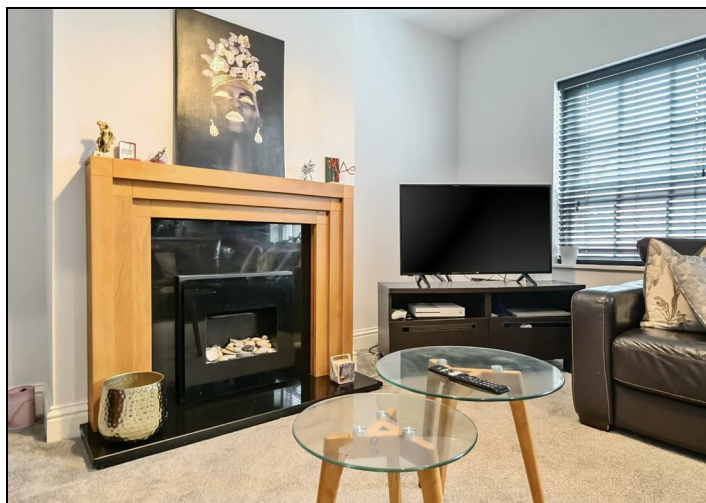
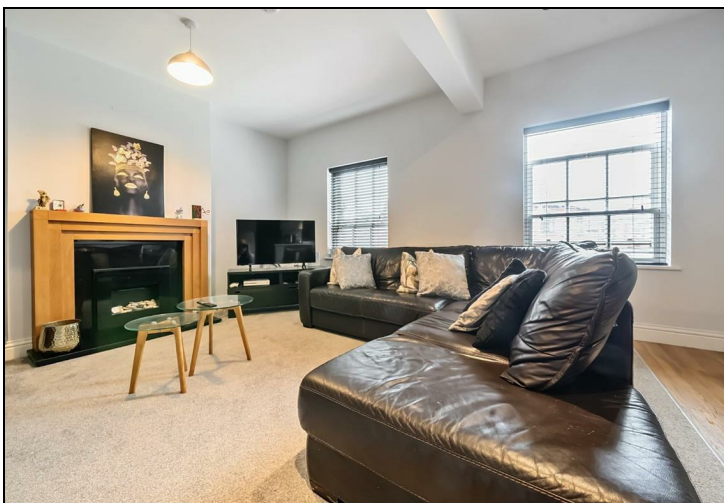
EPC Rating : C

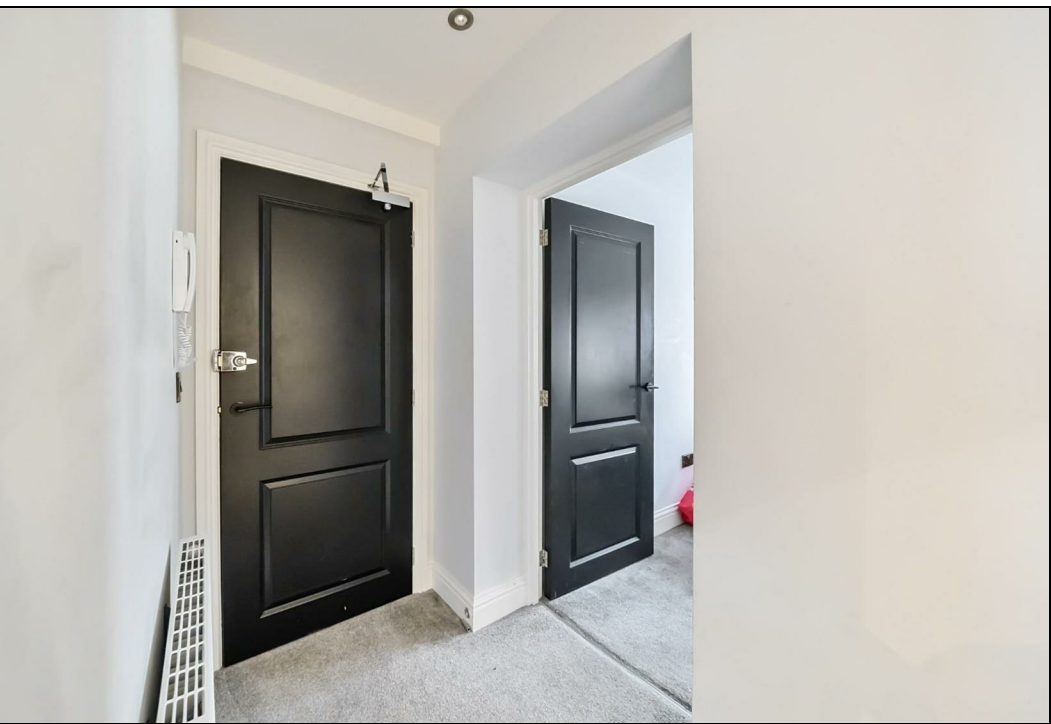
The flat is on a long leasehold basis as an investment.

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

KEY FEATURES

- INVESTMENT OPPORTUNITY
- TWO BEDROOM APARTMENT
- GAS CENTRAL HEATING SYTEM
 - UPVC DOUBLE GLAZING
- BEDROOM TWO WITH EN-SUITE BATHROOM
- MODERN FITTED KITCHEN AND BATHROOM
 - CLOSE TO AMENTIES
- VIEWING HIGHLY RECOMMENDED
 - EPC RATING : C
 - COUNCIL TAX BAND : A







New Lane, Selby, YO8

Approximate Area = 717 sq ft / 66.6 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 66.6 SQ M
(717 SQ FT)



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: 1138372



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
73	73				
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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