

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Court Road

Snaith, DN14 9JL

£700 Per Month



Council Tax:



# The Old Police House 2 Court Road

Snaith, DN14 9JL

£700 Per Month



## LOCATION

The ancient town of Snaith is located around seven miles south of Selby with convenient access to bus routes and railway station. It benefits from a huge range of amenities, including a library, a post office, a dental practice, a doctors' surgery, a pharmacy and a petrol station. It also sports a co-op, and a brilliant variety of small retail, service and food outlets, including tea rooms, takeaways, restaurants and pubs. Education is provided in the town at both primary school (rated 'outstanding') and secondary level (rated 'good') by Ofsted.

## DIRECTIONS

Leaving Selby via Bawtry Road A1041 continue across the bypass travelling through Camblesforth, at the roundabout take the second exit to Carlton, travel through Carlton until you arrive in Snaith. At the roundabout take the second exit onto Shearburn Terrace/A645, then the left again onto Court Road.

## ENTRANCE HALL

### LOUNGE

14'7" x 12'0" (4.44 x 3.66)

Radiator.

### KITCHEN BREAKFAST ROOM

13'1" x 7'2" (3.99 x 2.18)

Fitted with a range of base and wall mounted cupboard units with matching preparation surfaces, electric hob, electric oven, extractor fan, dishwasher, fridge/freezer, plumbed for an automatic washing machine.

### BEDROOM 1

14'2" x 11'5" (4.32 x 3.48)

Radiator.

## JACK AND JILL BATHROOM

White suite comprising vanity unit with wash hand basin, push button w.c., bath, shower cubicle, radiator.

## OUTSIDE

There is a rear courtyard area.

## TENURE

Leasehold. Further details to be advised.

## GENERAL NOTE

The apartment benefits from gas central heating and double glazing.

With regards to the EPC rating 'D' this is a basic reading, however because of the renovation works carried out it is expected to have a new rating of 'C' which is pending).

## COUNCIL TAX

We are awaiting further details.



## Road Map



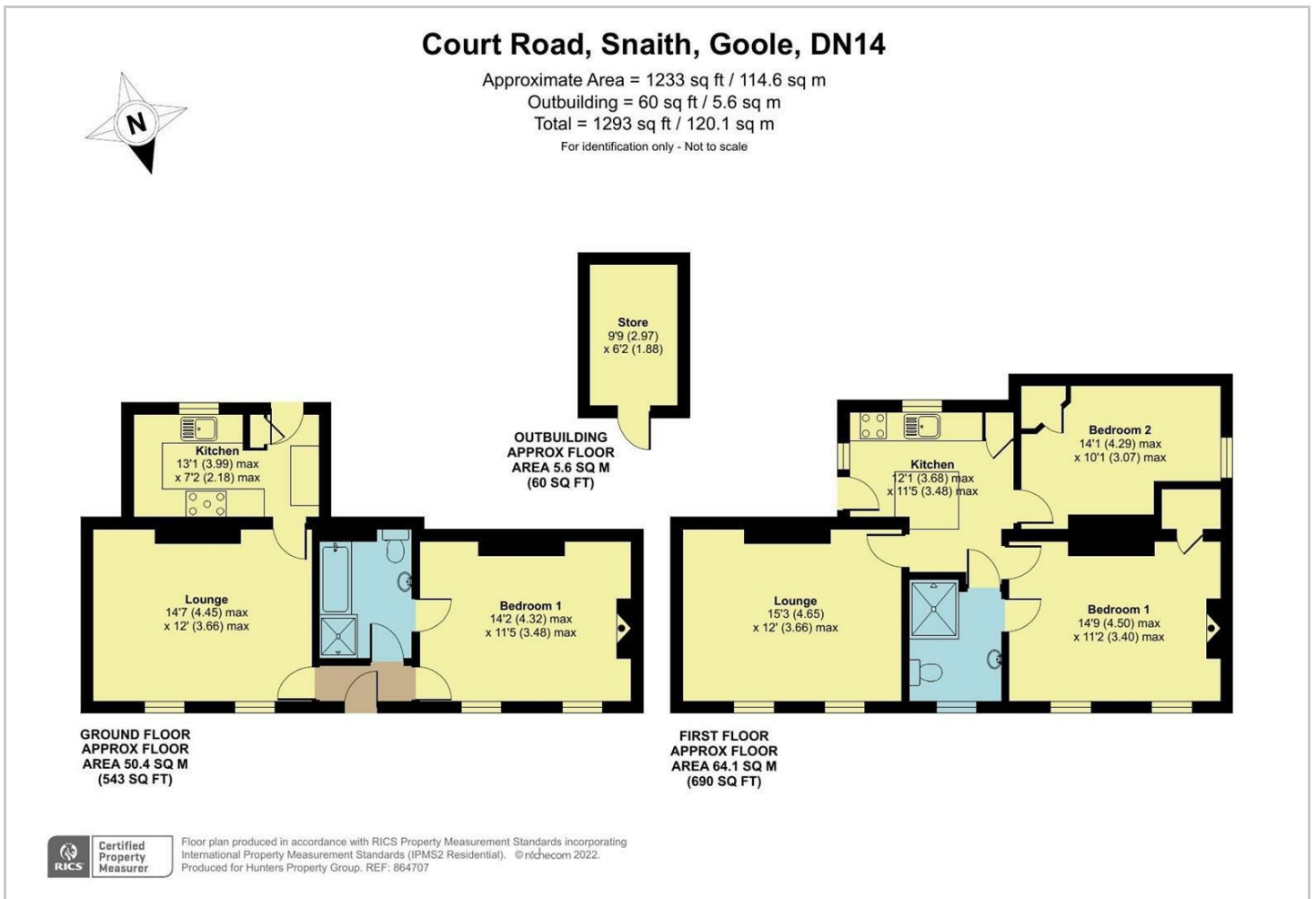
## Hybrid Map



## Terrain Map



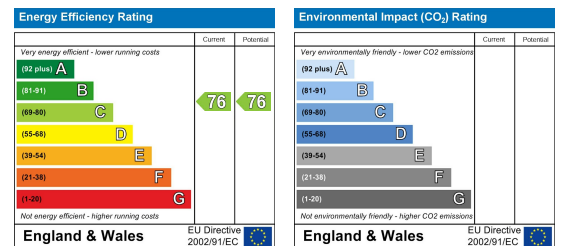
## Floor Plan



## Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.