



HUNTERS[®]
HERE TO GET *you* THERE

4 Chestnut Avenue, Hemingbrough, Selby, YO8 6UG

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Asking Price £270,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this extremely beautifully presented extended three bedroom detached bungalow situated within the popular village of Hemingbrough. The property benefits from a gas central heating system, UPVC double glazing, and briefly comprises kitchen, inner hall, lounge with log burner and air-conditioning unit, dining room, bedroom one with en-suite, two further bedrooms and a bathroom. Outside to the front of the property is a garden set to lawn. To the side of the property, wooden gates lead to a garage. To the rear is a further garden laid to lawn with patio area, mature shrubs, evergreens and fencing around the perimeter. Viewing comes highly recommended. Call Hunters Selby seven days a week to book a viewing.

DIRECTIONS

From Selby take the A19 north towards York and take the first turning signposted A63 Howden. Continue along through the villages of Osgodby and Cliffe. On entering the village of Hemingbrough turn right onto Main Street. Turn right onto Water Lane, then turn left onto Back Lane, take the left turn onto Chestnut Garth and then left again onto Chestnut Avenue where the property is located on the right hand side identified by our Hunters For Sale Board.

LOCATION

The ancient village of Hemingbrough lies approximately five miles' south-east of Selby. The landscape in the immediate area is dominated by the beautiful 12th Century St Mary's Church located within the village. You can also find in the village, a Chinese, a bakery, a convenience store and a pair of pubs. Education is provided in Hemingbrough by the highly rated primary school, and there are convenient bus links to Selby and Goole.

Material Information - Selby

Tenure Type: Freehold

Council Tax Banding; C

EPC rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

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Approximate Area = 973 sq ft / 90.3 sq m

Garage = 231 sq ft / 21.4 sq m

Total = 1204 sq ft / 111.7 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 90.3 SQ M
(973 SQ FT)**

**GARAGE
APPROX FLOOR
AREA 21.4 SQ M
(231 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1161849



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	











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