



HUNTERS[®]
HERE TO GET *you* THERE

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Croft Road, Camblesforth, Selby

Asking Price £140,000



DESCRIPTION

Hunters (Selby) are delighted to offer for sale this two bedroom semi detached bungalow situated within the popular village of Camblesforth. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, living room, kitchen, two bedrooms and a bathroom. To the front of the property there is a driveway leading to a garage along with a garden laid to lawn. To the rear of the property there is a shed with a garden laid to lawn, and fencing around the perimeter. Viewing is highly recommended. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway and general store.

DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth. Take the left turn onto Brigg Lane and follow the road and take the right hand turn onto Croft Road where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; B

EPC Rating : C

KEY FEATURES

- SEMI DETACHED BUNGALOW
 - NO ONWARD CHAIN
 - UPVC DOUBLE GLAZING
 - TWO BEDROOMS
- GAS CENTRAL HEATING SYSTEM
 - GARAGE
 - PARKING
 - GARDEN
- VILLAGE LOCATION
- EPC RATING : C

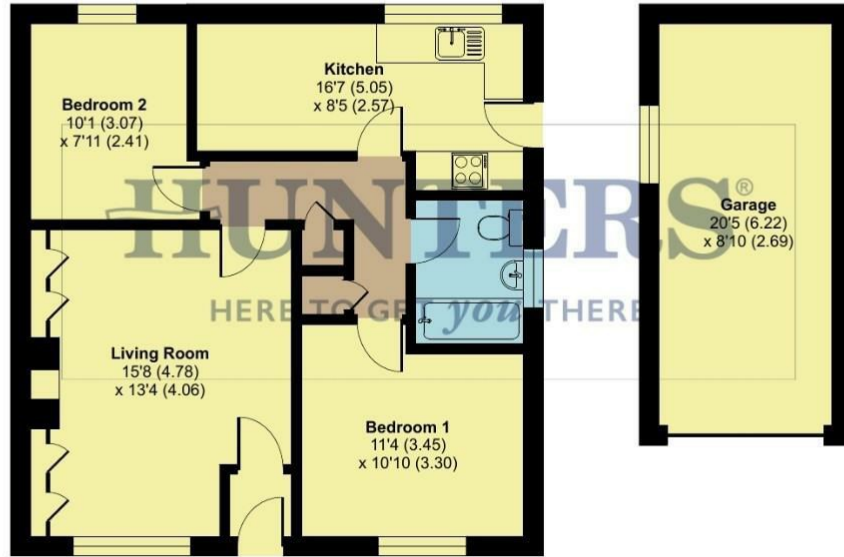






Croft Road, Camblesforth, Selby, YO8

Approximate Area = 660 sq ft / 61.3 sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 840 sq ft / 78 sq m
 For identification only - Not to scale

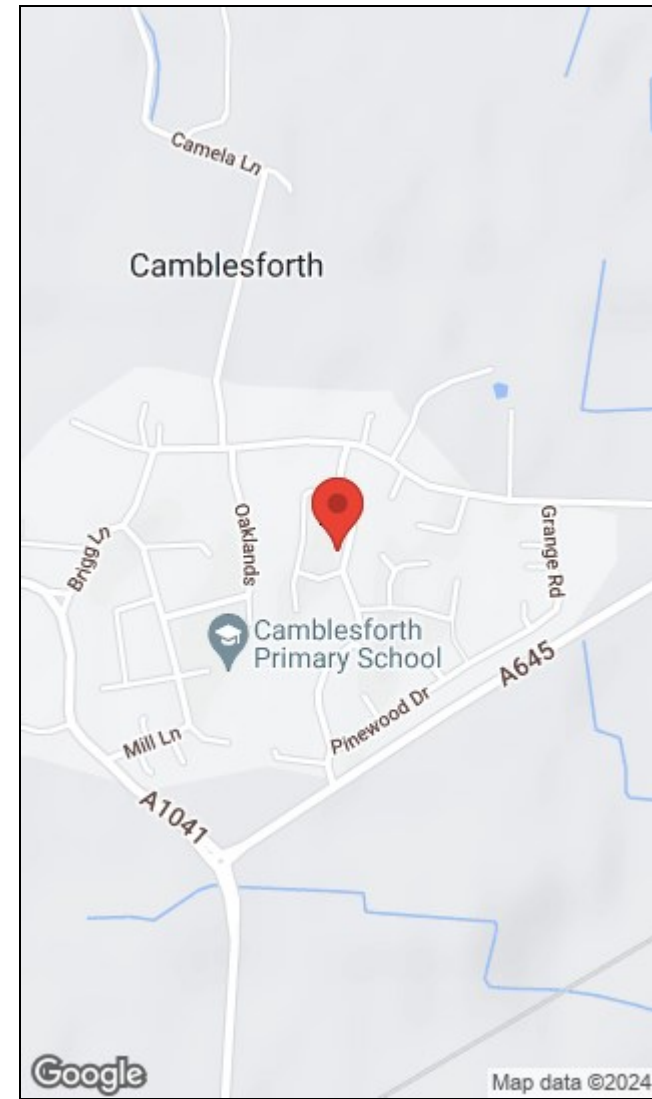


GROUND FLOOR
 APPROX FLOOR
 AREA 61.3 SQ M
 (660 SQ FT)

GARAGE
 APPROX FLOOR
 AREA 16.7 SQ M
 (180 SQ FT)



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: 1161607



Map data ©2024

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

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO2 emissions</small>	
EU Directive 2002/91/EC	
England & Wales	

23 Finkle Street, Selby, North Yorkshire, YO8 4DT | 01757 210884
 selby@hunters.com | www.hunters.com



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