



HUNTERS[®]
HERE TO GET *you* THERE

12 Hunters Way, Selby, YO8 9AE

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Asking Price £260,000

DESCRIPTION

Offered with no onward chain, Hunters Selby are delighted to offer for sale this three bedroom semi detached home situated within an excellent location close to Selby town centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, kitchen, reception room/ding room to the ground floor. To the first floor are three bedrooms and a bathroom. To the front of the property there is a driveway leading to a garage with store along with a garden laid to lawn and shrub borders. To the rear of the property there is a patio area with a further garden laid to lawn, mature shrubs and fencing around the perimeter. 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. Close to Brayton College and Selby High School and also close to all local amenities including three supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station and the famous Selby Abbey. The city of York is only 14 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

DIRECTIONS

From Selby Town Centre take the A19 Doncaster Road in the direction of Doncaster. After the level crossing take the right hand turn onto Courtneys then turn left onto Hunters Way where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; C
EPC Rating : C

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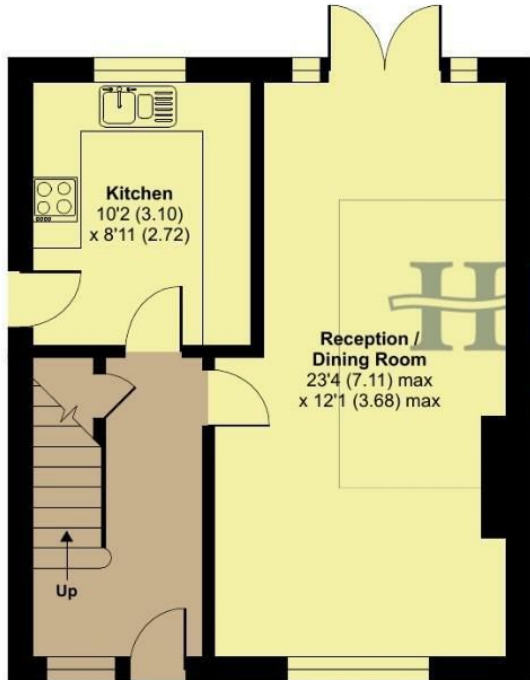
Hunters Way, Selby, YO8

Approximate Area = 922 sq ft / 85.6 sq m

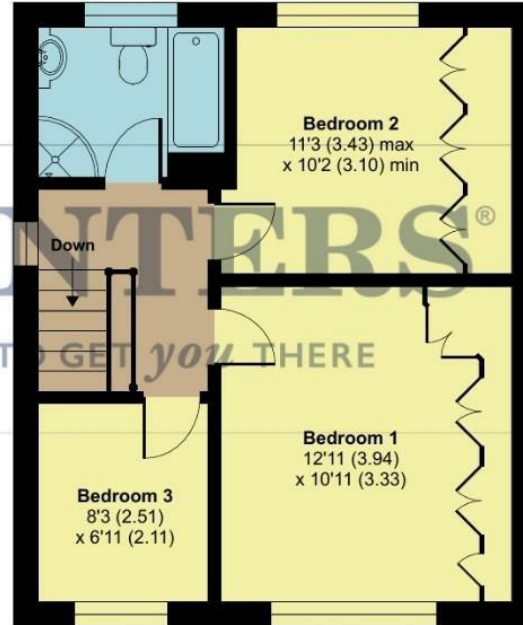
Garage / Store = 183 sq ft / 17 sq m

Total = 1105 sq ft / 102.6 sq m

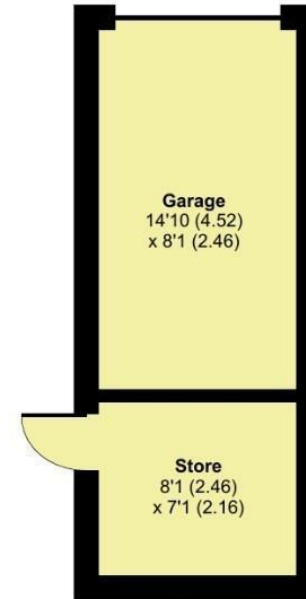
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 42.8 SQ M
(461 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 42.8 SQ M
(461 SQ FT)



GARAGE / STORE
APPROX FLOOR
AREA 17 SQ M
(183 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: 1176078



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	







