



MEADOW VIEW

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Meadow View Bird Lane, Hensall, DN14 0RP

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Offers In The Region Of £350,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautiful three-bedroom detached house which has also been extended to the rear. Upon walking through the hallway, a downstairs wc sits to the left and to the right you walk into a large lounge area following through to a good size dining area onto the extended snug area which wraps around to the sizeable kitchen. Upstairs you have three DOUBLE bedrooms and family bathroom. The property also benefits from a gas central heating system, multi fuel burner and double glazing. To the front is a large driveway leads which leads to a detached garage. To the rear is a garden laid to lawn, shrub borders, patio area and fencing around the perimeter. The garage has also been converted to a summerhouse/bar (fully insulated) with a store at the front that has an electric roller door. Viewing comes highly recommended to appreciate the stunning accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

- *Three double bedrooms.
- *Detached garage with electric roller and bar area.
- *Detached House
- *Large driveway
- *Village Location
- *Conveniently Located for Commuters

DIRECTIONS

From Selby town centre head south west towards the A19 onto Doncaster road. Follow the A19 and take your left hand turn onto Wand Lane continuing to Main Street and turn left onto bird lane where the property will be identified by the Hunters sale board.

LOCATION

The village of Hensall is located around 7 miles South and 16 miles North of Selby and Doncaster respectively. Its amenities include a post office, two churches, two children's playgrounds, an Italian restaurant and a post office which doubles as the village store. Education is provided within the village at a primary level, with secondary education provided at the nearby Snaith School, which has a dedicated bus service from Hensall. These schools are both rated "good" by Ofsted. The village has bus links to Selby and Wakefield, along with rail links to Goole and Leeds.

Material Information - Selby

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

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

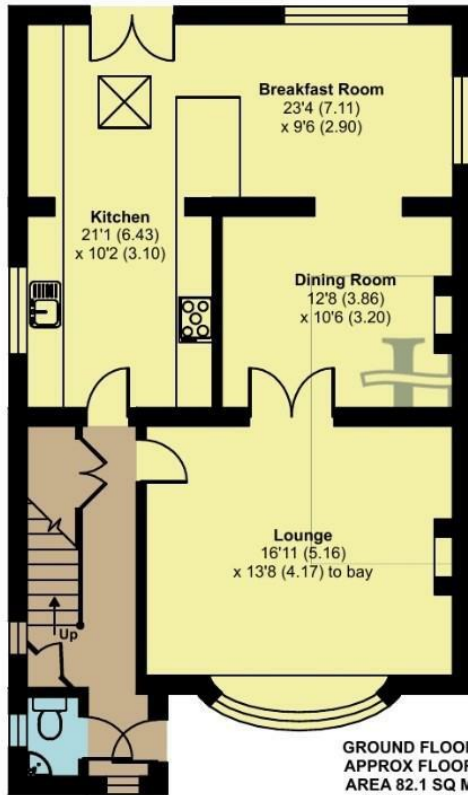
Bird Lane, Hensall, Goole, DN14

Approximate Area = 1471 sq ft / 136.6 sq m

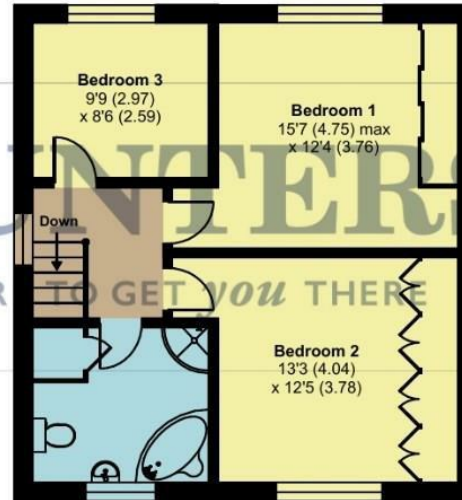
Outbuilding = 245 sq ft / 22.8 sq m

Total = 1716 sq ft / 159.4 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 82.1 SQ M
(884 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 54.5 SQ M
(587 SQ FT)



OUTBUILDING
APPROX FLOOR
AREA 22.8 SQ M
(245 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: 1183270



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			
		69	81
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	











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