



HUNTERS[®]
HERE TO GET *you* THERE

24 Holden Gardens, Selby, YO8 4JR

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Asking Price £280,000

DESCRIPTION

Hunters Selby offers for sale this well presented three bedroom semi detached home situated within one of the finest location just off Leeds Road in Selby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, living room and kitchen/dining room to the ground floor. To the first floor bedroom one with en-suite bathroom, two further bedrooms and a family bathroom. To the front of the property a driveway leads to a garage along with a garden laid to lawn and shrub border. To the rear of the property there is a further garden laid to lawn with patio area and open views. Viewing comes highly recommended to appreciate the accommodation on offer. 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. This property is ideally situated within easy walking distance of all local amenities including 3 main Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station, bus 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 plus excellent local rail links including direct to London.

DIRECTIONS

From Selby town take the A63 Leeds Road, continue along Leeds Road then turn right onto Holden Gardens where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : D

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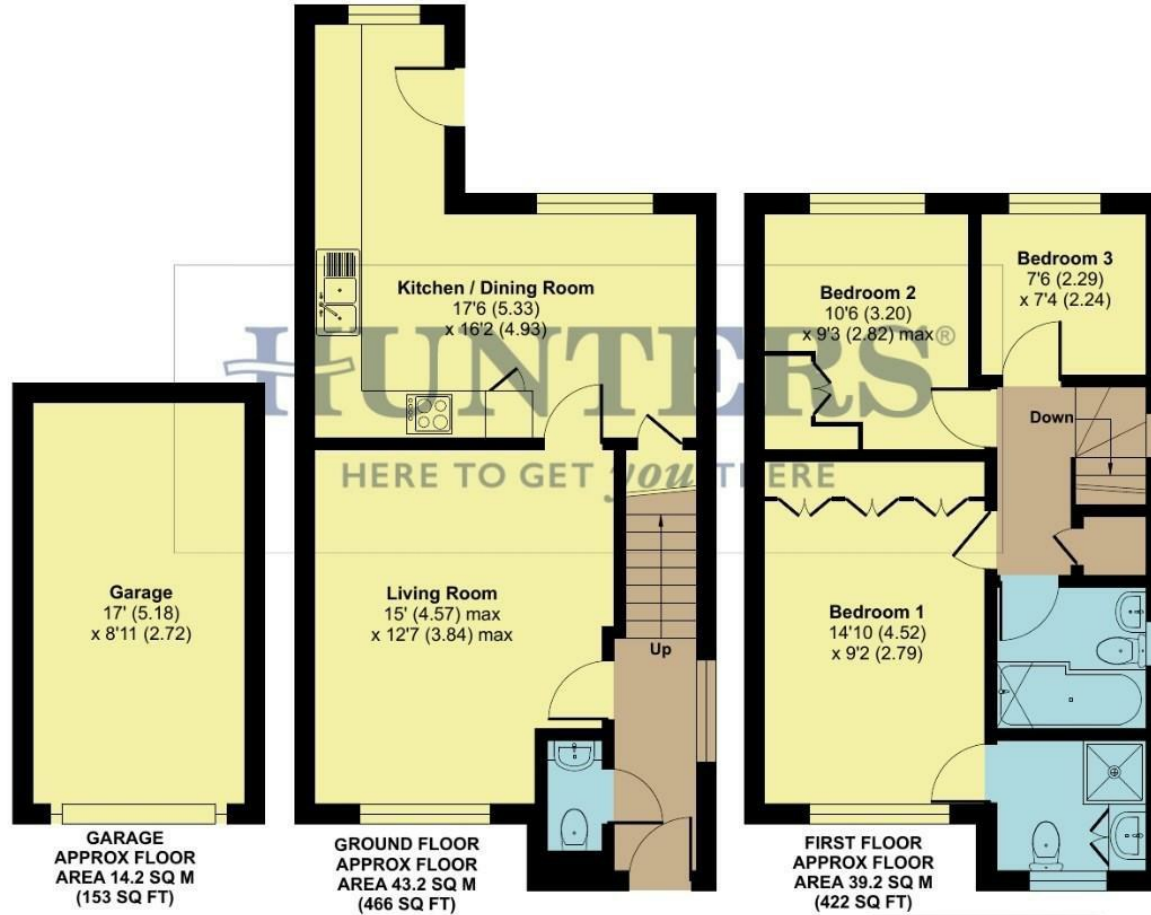
Holden Gardens, Selby, YO8

Approximate Area = 888 sq ft / 82.4 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1041 sq ft / 96.6 sq m

For identification only - Not to scale



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: 1181786



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England & Wales			

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			
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