



HUNTERS[®]

HERE TO GET *you* THERE



Croft Way, Camblesforth, Selby

Asking Price £185,000



DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented two bedroom semi detached bungalow situated within the popular village of Camblesforth. The property benefits from a gas central heating system and UPVC double glazing and briefly comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom. To the front of the property there is a driveway leading to a garage along with a graveled area. To the rear of the property there is a shed with a garden laid to lawn, patio area 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, hair salon 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 and then right onto Croft Way where the property can be identified.

Material Information - Selby

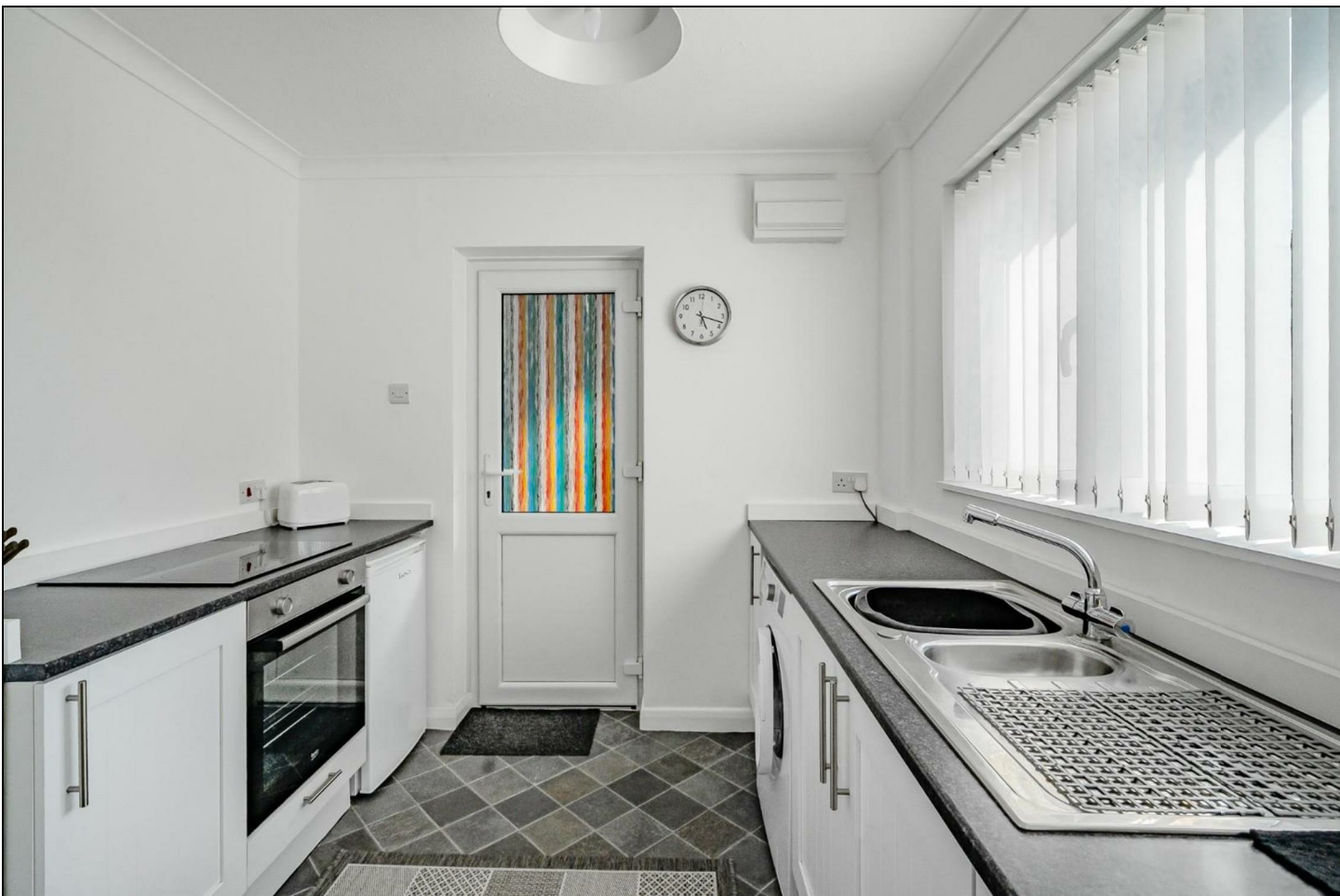
Tenure Type; Freehold

Council Tax Banding; B

EPC Rating : D

KEY FEATURES

- SEMI DETACHED BUNGALOW
 - TWO BEDROOMS
 - UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
 - GARDEN
 - DRIVEWAY
- VIEWING HIGHLY RECOMMENDED
 - VILLAGE LOCATION
 - EPC RATING : D

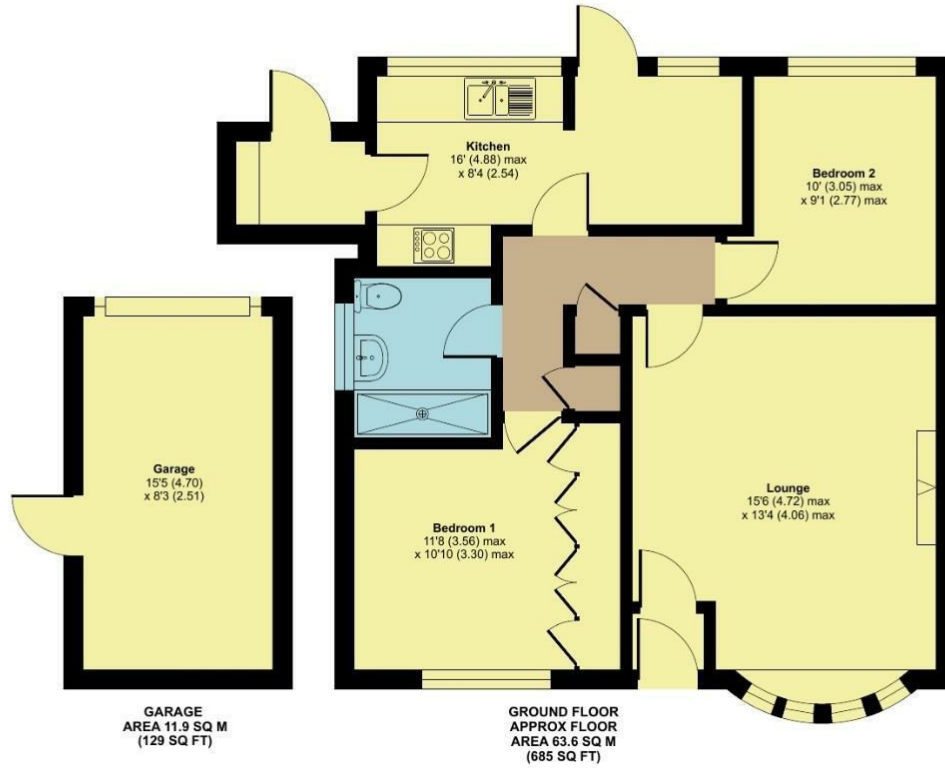




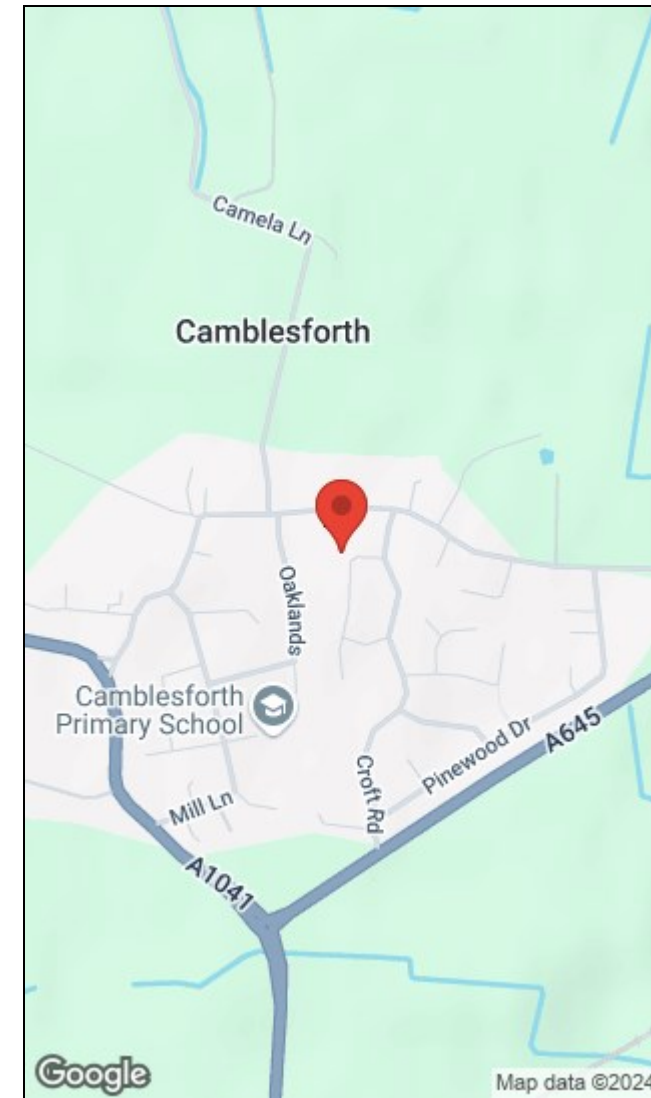


Croft Way, Camblesforth, Selby, YO8

Approximate Area = 685 sq ft / 63.6 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 814 sq ft / 75.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 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: 1128947



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	84		
	68		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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