



Market Place, Snaith

Goole, DN14 9HE



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E

Guide Price £525,000

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Market Place, Snaith

DESCRIPTION

This is a wonderful opportunity to purchase this spacious characterful home located within the popular historic market town of Snaith. Offering space and flexibility throughout and retaining many period features including high ceilings, skirtings and picture rails, this property has plentiful internal space and is extremely versatile throughout. The property benefits from substantial accommodation and briefly comprising a spacious entrance hall, two living rooms, downstairs cloakroom/w.c, dining room and kitchen. The property also has a cellar. To the first floor there is five double bedrooms and two family bathrooms. The property also has a separate one bedroom annexe which is currently used as an airbnb. Outside to the property there is patio area, garden is predominately set to lawn with mature shrubs, trees, evergreens and outbuildings which could be converted subject to planning permission. Viewing comes highly recommended to appreciate this unique characterful property on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

The ancient town of Snaith is located around seven miles south of Selby with convenient access to bus routes and railway station. It benefits from a huge range of amenities, including a library, a post office, a dental practice, a doctors' surgery, a pharmacy and a petrol station. It also has a co-op, and a brilliant variety of small retail, service and food outlets, including tea rooms, takeaways, restaurants and pubs. Education is provided in the town with both primary school and secondary school.

DIRECTIONS

Leaving Selby via Bawtry Road A1041 continue across Bypass travelling through Camblesforth, at roundabout take second exit to Carlton, travel through Carlton until you arrive in Snaith, take the right hand turn onto Market Place, continue onto High Street/Millers Terrace where the property can be identified on the left hand side.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : E





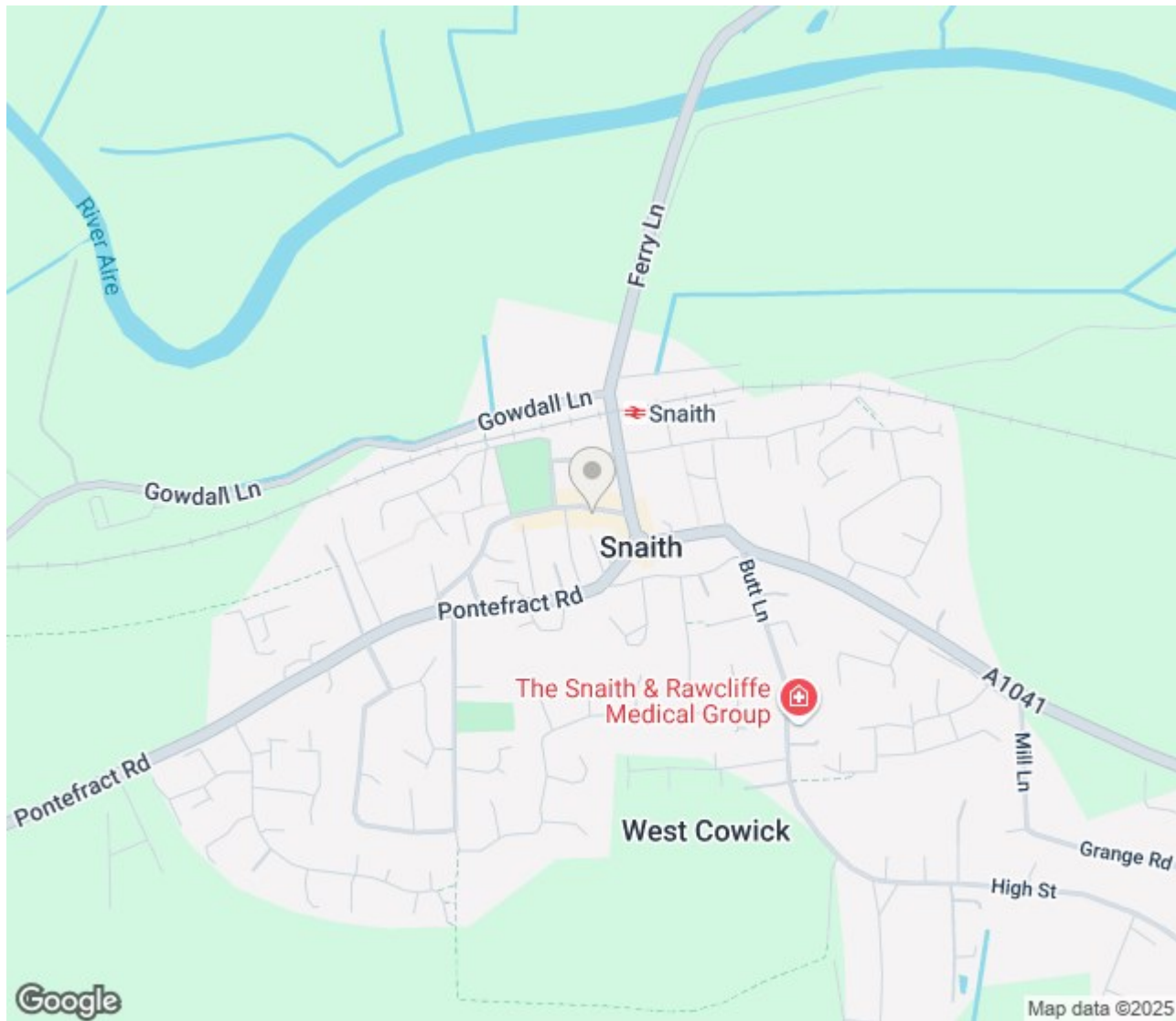
Market Place, Snaith, Goole, DN14

Approximate Area = 3604 sq ft / 334.8 sq m

For identification only - Not to scale







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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