



HUNTERS[®]

HERE TO GET *you* THERE

2 Marina Avenue, Snaith, Goole, DN14 9LD

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Guide Price £175,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this three bedroom semi detached home situated within the popular village of Snaith. The property benefits from gas central heating, UPVC double glazing and briefly comprises an entrance hall, living room, dining room and kitchen to the ground floor. To the first floor there is three bedrooms and a family bathroom. To the front of the property there is a garden laid to lawn with mature shrubs and driveway. To the rear of the property there is a further garden laid to lawn with two stores and fencing around the perimeters. Viewing is highly recommended. Call Hunters Selby seven days a week to book a viewing.

LOCATION

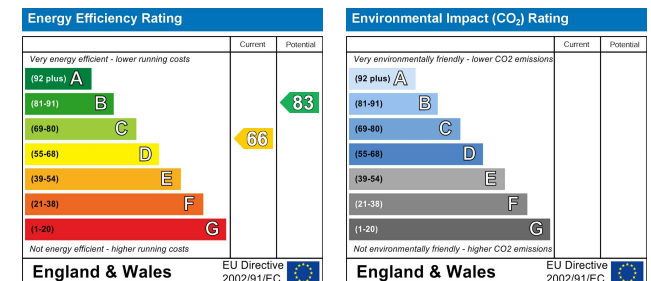
The ancient town of Snaith is located around seven miles south of Selby with convenient access to bus routes and railway station. It benefits from a huge range of amenities, including a library, a post office, a dental practice, a doctors' surgery, a pharmacy and a petrol station. It also has a co-op, 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 the bypass travelling through Camblesforth, at the roundabout take the second exit to Carlton, travel through Carlton until you arrive in Snaith. At the roundabout take the second exit onto Shearburn Terrace/A645 then continue onto Pontefract Road. Take a right turn onto Marina Avenue where the property can be identified by our Hunters for sale board.

Material Information - Selby

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



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Approximate Area = 884 sq ft / 82.1 sq m

Outbuildings = 34 sq ft / 3.1 sq m

Total = 918 sq ft / 85.2 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). © nitchcom 2024. Produced for Hunters Property Group. REF: 1213790







