



HUNTERS[®]
HERE TO GET *you* THERE

74 West Park, Selby, YO8 4JN

HUNTERS
HERE TO GET *you* THERE

74 West Park, Selby, YO8 4JN

Offers In Excess Of £280,000

DESCRIPTION

Hunters Selby offers for sale this beautifully fully renovated 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 with log burning stove, utility room, modern fitted kitchen with central island and dining room to the ground floor. To the first floor bedroom one with modern en-suite bathroom, two further bedrooms and a modern family bathroom. To the front of the property there is a driveway with parking for several vehicles along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn, shrub borders, decking area, patio area with raised flower bed, garden room which could also be used as a home office and fencing around the perimeter. Viewing is highly recommended to appreciate the accommodation this fully renovated home 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 three 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 approximately 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 left onto West Park where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : D

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

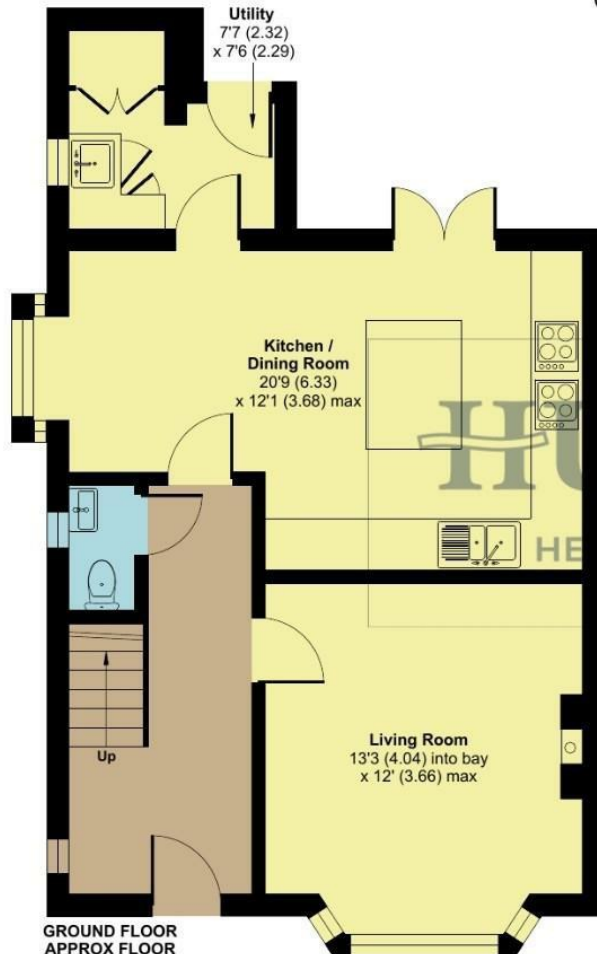
West Park, Selby, YO8

Approximate Area = 1013 sq ft / 94.1 sq m

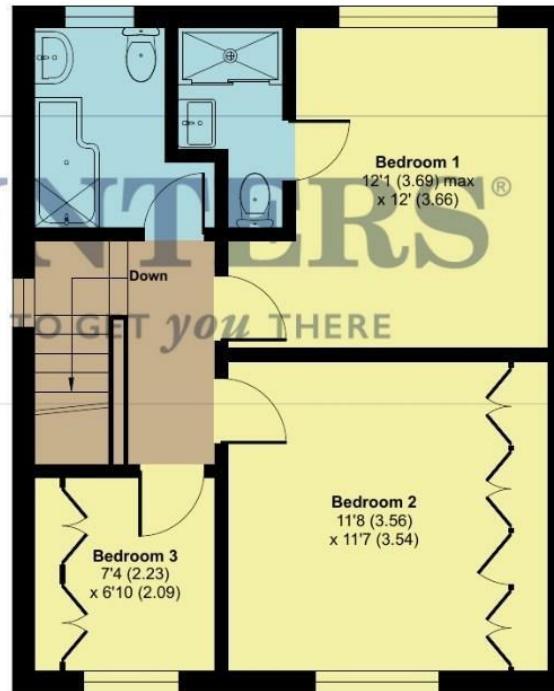
Outbuilding = 142 sq ft / 13.1 sq m

Total = 1155 sq ft / 107.2 sq m

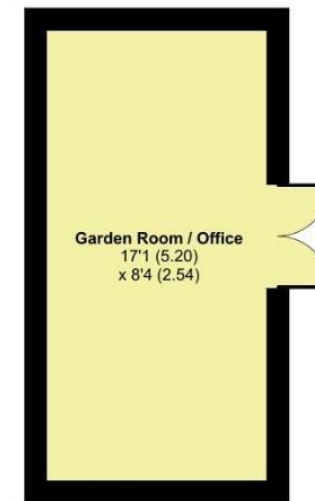
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 50.2 SQ M
(541 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 43.8 SQ M
(472 SQ FT)



OUTBUILDING
APPROX
AREA 13.1 SQ M
(142 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1229694



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		
		83
	65	
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		









