



HUNTERS[®]
HERE TO GET *you* THERE

55 Puntton Walk, Snaith, Goole, DN14 9TB

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Offers In The Region Of £365,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautifully well presented four bedroom detached home on a corner plot situated within the popular village of Snaith. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises spacious entrance hall including bespoke understairs storage units, home office, lounge and modern fitted kitchen with dining room to the ground floor. To the first floor there is four double bedrooms with two family bathrooms. To the front of the property there is a landscaped garden. To the rear of the property there is a landscaped garden with decking area perfect for entertaining, bar and fencing around the perimeter. There is access leading from the garden to a detached double garage with driveway and parking. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week.

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, at the mini roundabout take second exit onto Shearburn Terrace, continue forwards past the Snaith High School, turn left onto Punton Walk where the property can be identified by our Hunters for sale board.

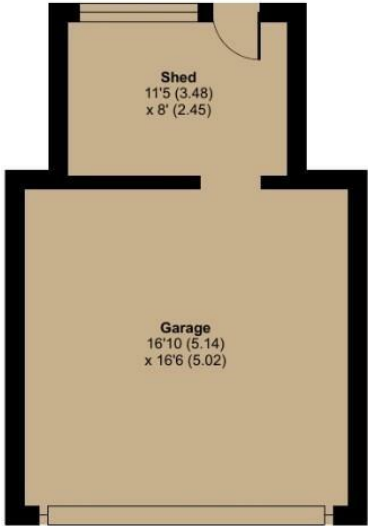
Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : C

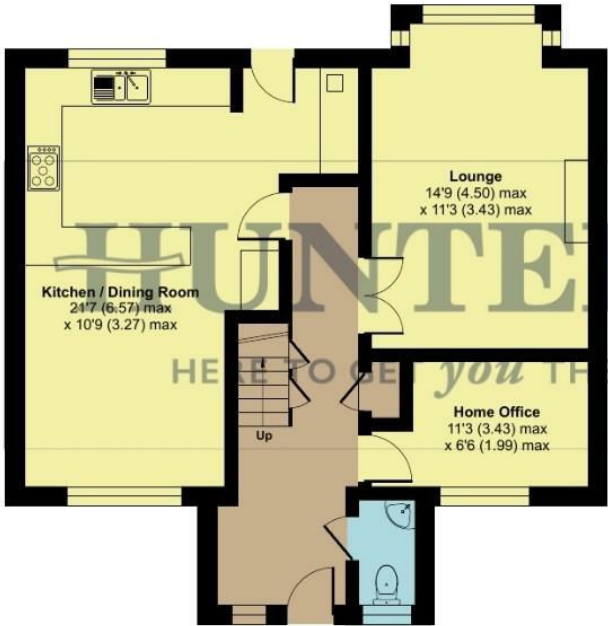
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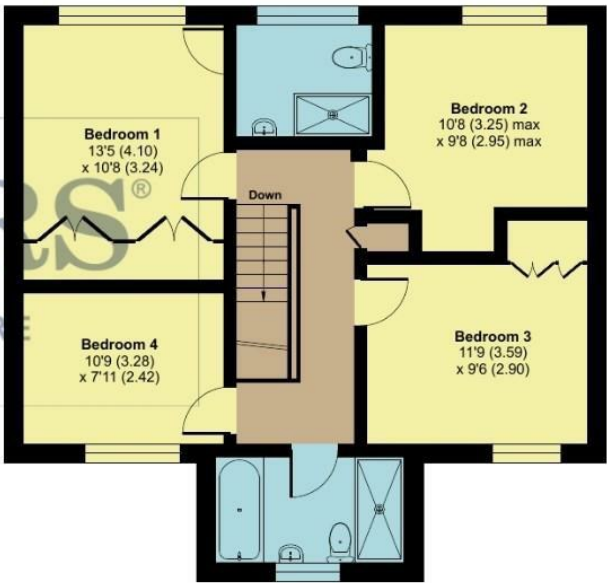
Approximate Area = 1419 sq ft / 131.8 sq m
Garage = 377 sq ft / 35 sq m
Total = 1796 sq ft / 166.8 sq m
For identification only - Not to scale



GARAGE
APPROX FLOOR
AREA 35 SQ M
(377 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 66.7 SQ M
(719 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 65 SQ M
(700 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1239084.

