



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

9 George Street, Selby, YO8 5AH

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# 9 George Street, Selby, YO8 5AH

## Guide Price £155,000

### DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to be able to offer for sale this well presented two bedroom mid terrace house situated within close proximity to Selby town centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a lounge, dining room, kitchen and downstairs cloakroom/w.c, to the ground floor. To the first floor are two bedrooms and a family bathroom. To the second floor is a loft room. Outside to the front is a courtyard style garden. To the rear of the property there is a low maintenance courtyard garden with garage, cart port and fencing around the perimeter. Viewing highly recommended to appreciate the accommodation 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 3 main Supermarkets, 3 schools in the area, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station (approximately 8 minute walk), bus station (bus stop at the end of the street) and the famous Selby Abbey. The city of York is only 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 Hunters Selby office turn left onto the Toll Bridge which takes you onto Barlby Road then turn right onto George Street where the property can be identified by our Hunters for sale board.

### Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; A  
ECP Rating : D

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selby@hunters.com | www.hunters.com

Denotes restricted  
head height

## George Street, Selby, YO8

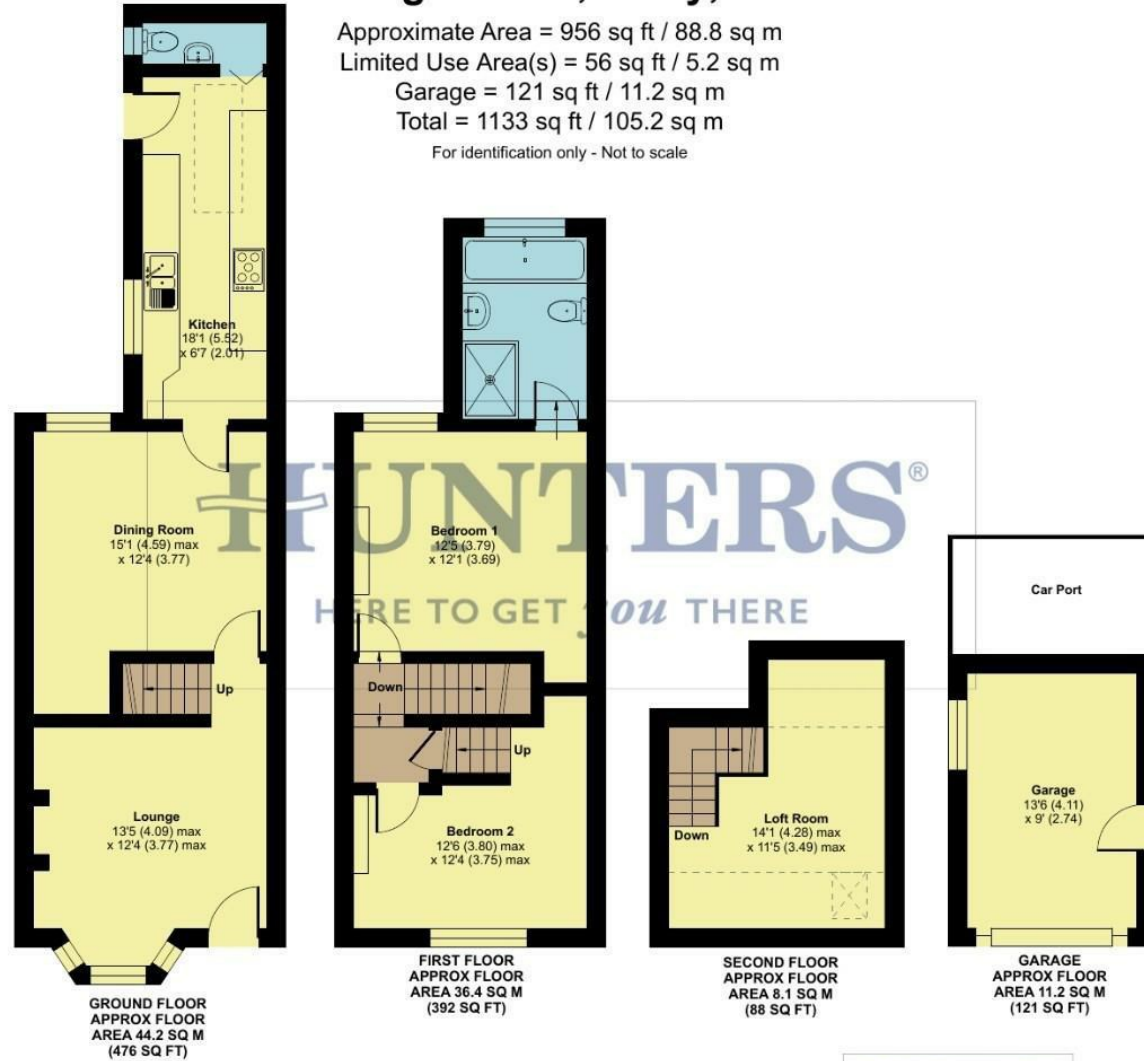
Approximate Area = 956 sq ft / 88.8 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1133 sq ft / 105.2 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 2025.  
Produced for Hunters Property Group. REF: 1242939



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		76
	59	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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