

HUNTERS[®]

HERE TO GET *you* THERE



Denison Road

Selby, YO8 8AN

Asking Price £130,000



DESCRIPTION

NO ONWARD CHAIN AND IN NEED OF FULL RENOVATION. Ideal FTB purchase. Hunters (Selby) are delighted to offer for sale this well presented three bedroom semi terrace home situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a lounge, kitchen, dining room, bathroom and conservatory to the ground floor. To the first floor are three bedrooms. To the front of the property there is a driveway and a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with patio area and shed. Viewing are highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

DIRECTIONS

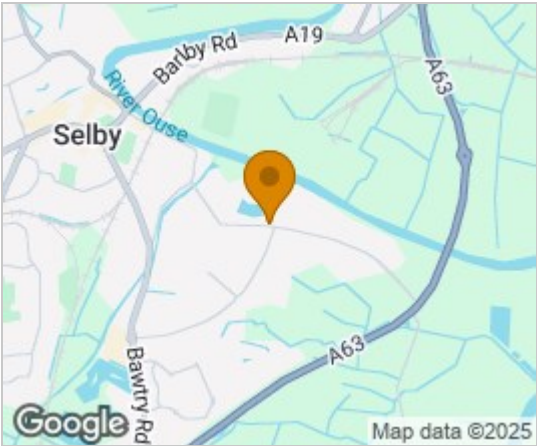
From our Finkle Street office, take the left turn onto Micklegate, turn right onto Water Lane, continue onto Ousegate then onto Shipyard Road. Turn left onto Denison Road where the property can be identified.

LOCATION

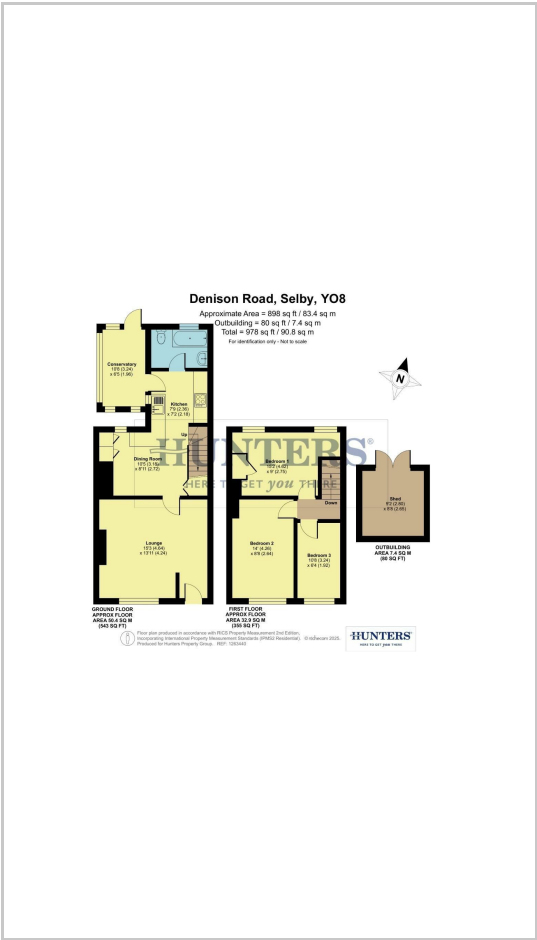
Selby Market town has a selection of shops, pubs, restaurants and a bustling market once a week. This property is ideally situated within easy walking distance of all local amenities including three main Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, Railway Station, Bus Station and the famous Selby Abbey. The city of York is approximately fourteen 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.

Material Information - Selby
Tenure Type; freehold
Council Tax Banding; A
EPC Rating; C

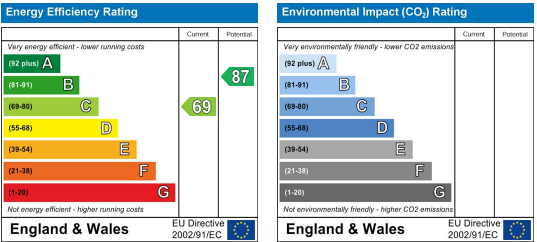
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.