



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

17 Villa Fields, Snaith, Goole, DN14 9RP

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# 17 Villa Fields, Snaith, Goole, DN14 9RP

## Offers In The Region Of £375,000

### DESCRIPTION

Situated on a generous sized corner plot. Hunters Selby are delighted to offer for sale this well presented four bedroom detached home on a corner plot situated within the popular village of Snaith. The property benefits from a newly installed gas central heating system, double glazing windows and briefly comprises spacious entrance hall, snug/home office, downstairs cloakroom/w.c, lounge/dining room and kitchen to the ground floor. To the first floor bedroom one with en-suite bathroom and built in wardrobes, three further bedrooms, storage cupboard and family bathroom. To the front of the property there is a garden laid to lawn with mature trees. To the side of the property there is a driveway leading to a double garage with parking. To the rear of the property there is a landscaped garden with patio area, garden to laid to lawn, mature trees and fencing around the perimeter. 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 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 left onto Saffron Drive then turn left onto Villa Fields 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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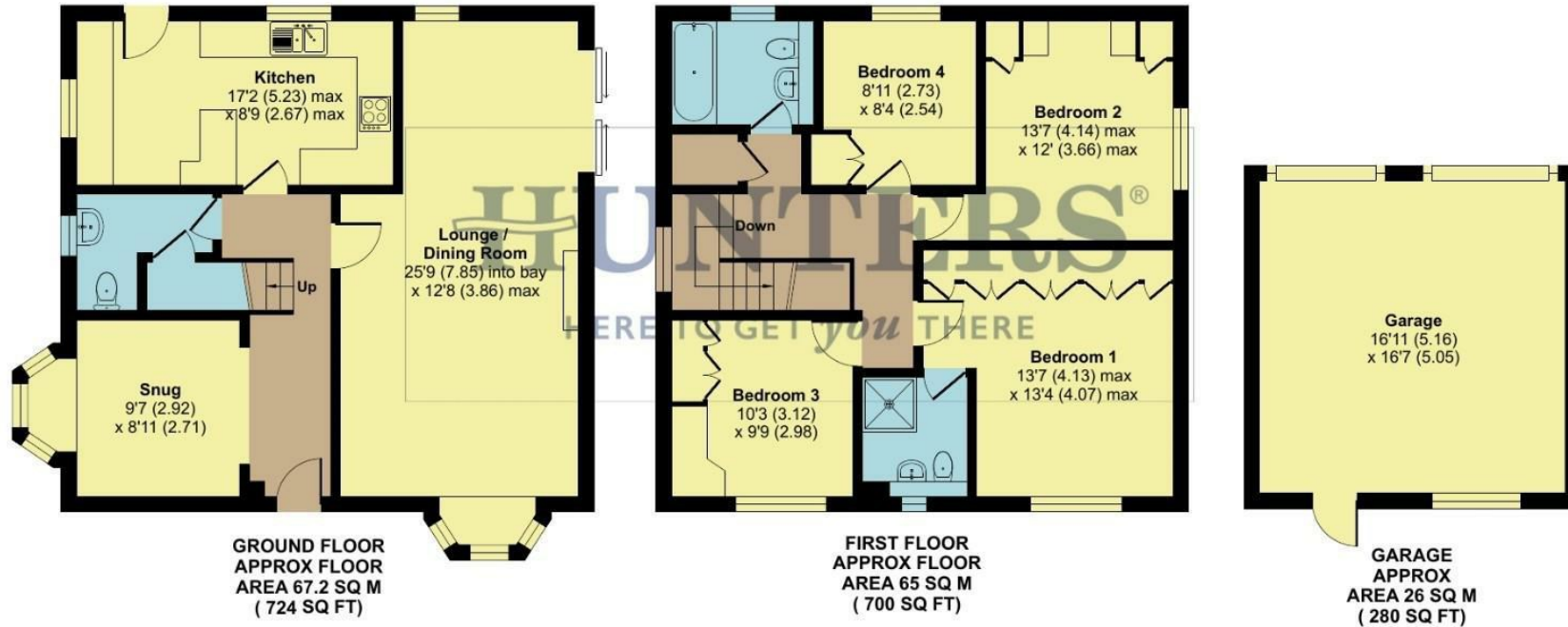
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Approximate Area = 1424 sq ft / 132.2 sq m

Garage = 280 sq ft / 26 sq m

Total = 1704 sq ft / 158.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Hunters Property Group. REF: 1263284



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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		
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		











