

# HUNTERS®

HERE TO GET *you* THERE



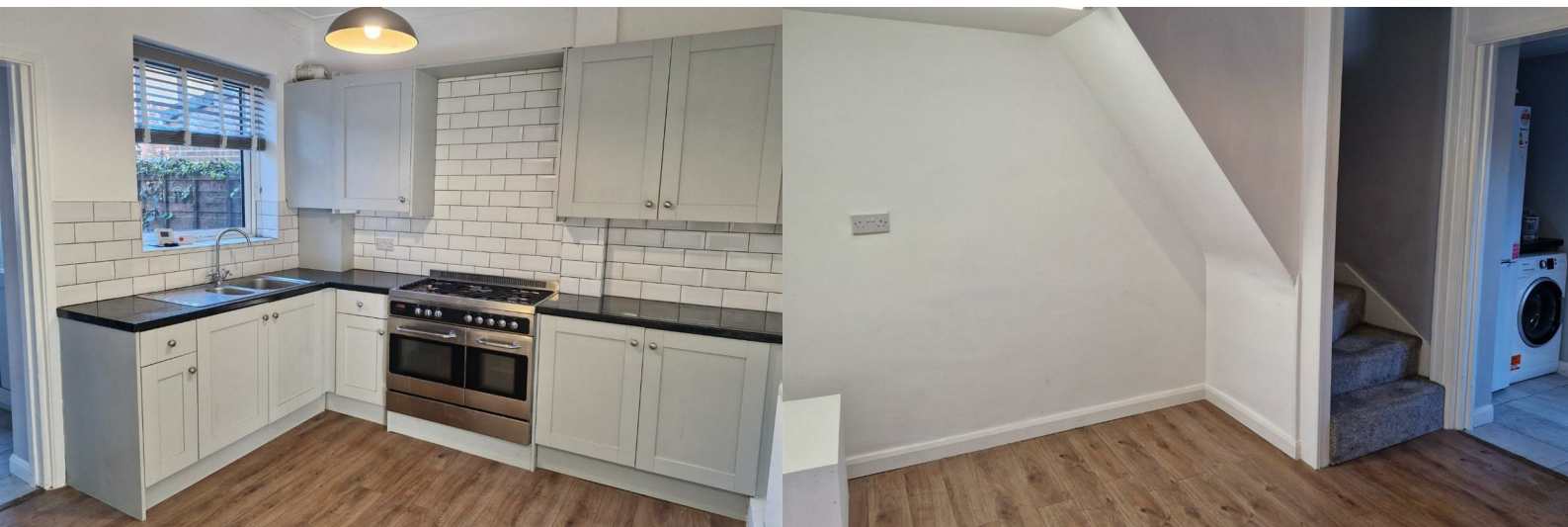
## Kitchener Street

Selby, YO8 4BU

£950 Per Month



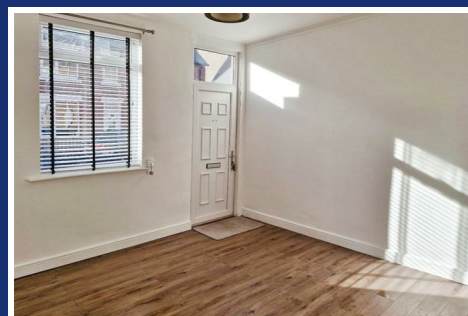
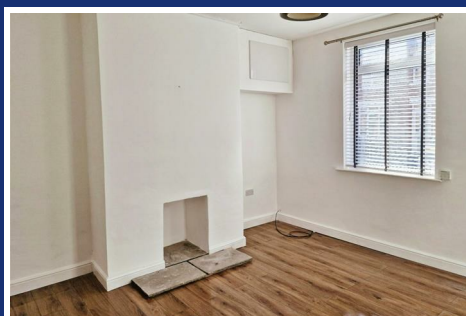
Council Tax: A



# 58 Kitchener Street

Selby, YO8 4BU

£950 Per Month



## DESCRIPTION

Hunters (Selby) are delighted to offer to let this beautifully well presented three bedroom mid 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, utility room and bathroom to the ground floor. To the first floor are two bedrooms. To the second floor there is a further double bedroom. Outside to the property there is a low maintenance courtyard and fencing around the perimeter. Viewing recommended. Viewing comes highly recommended. Call Hunters Selby, seven days a week to book a viewing.

## LOCATION

The ancient town of Selby was originally settled during the Roman period, and since then has built a rich and varied history, from battles to the birth of King Henry I. It is constantly expanding, with many residential and commercial developments around the edges of the town, as well as housing redevelopments on the river front. The amenities of the town are comprehensive, including supermarkets, a hospital, several good schools at primary and secondary level, many pubs and restaurants, along with a bustling high street with its selection of shops. The town is also home to the beautiful Selby Abbey, founded in 1069. Another strong point of Selby is its excellent transport links, with bus links to all of the surrounding towns and cities and direct rail routes to London, Leeds, Manchester and York

## DIRECTIONS

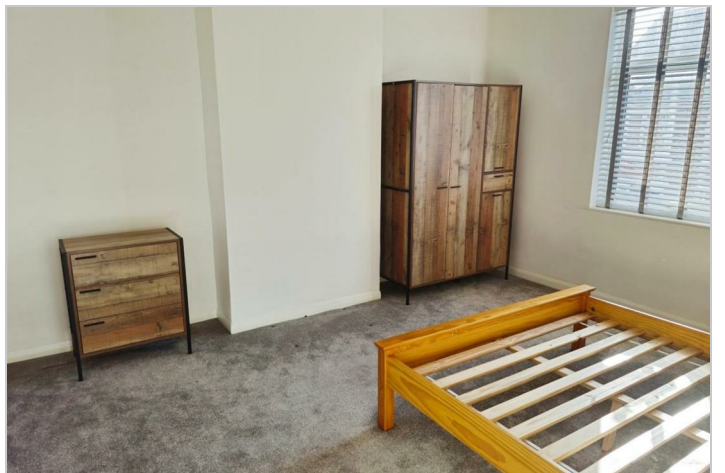
Kitchener Street is situated off Flaxley Road within

the town of Selby. From Gowthorpe take the turning onto Scott Road and then left into Flaxley Road. Turn right onto Kitchener Street, continue down Kitchener Street where the property can be identified by a Hunters to let board on the right hand side.

## Material Information - Selby

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





Road Map



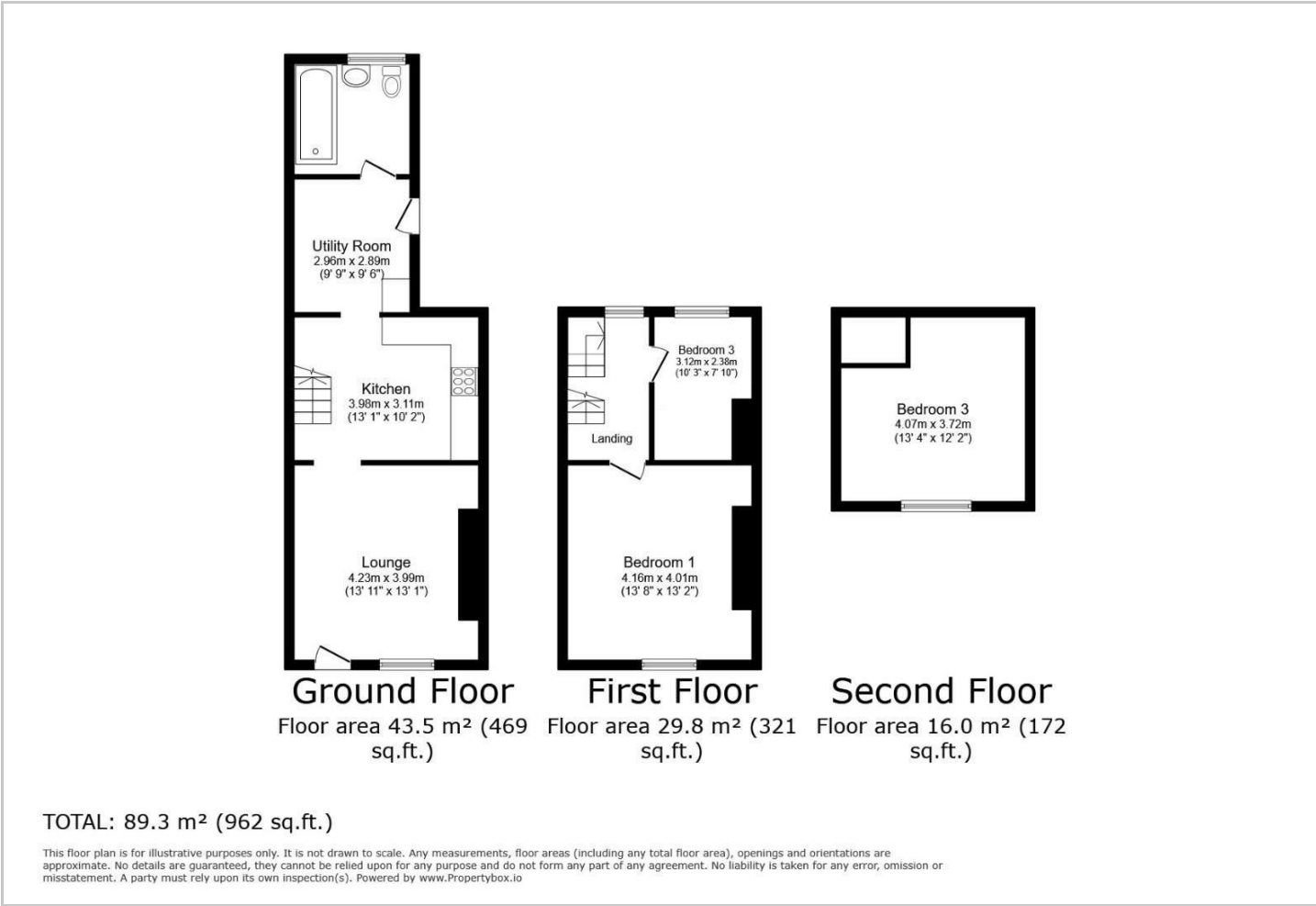
Hybrid Map



Terrain Map



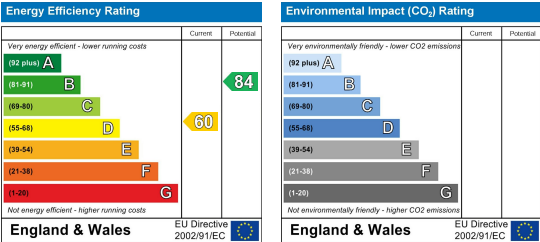
Floor Plan



Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

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.