



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

Hill Farm House Newland, Selby, YO8 8PS

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# Hill Farm House Newland, Selby, YO8 8PS

Asking Price £470,000

## DESCRIPTION

NO ONWARD CHAIN - Hill Farm House is an individual detached four bedroom home situated within the popular village of Newland. The property benefits from an oil central heating system, double glazing and briefly comprises a spacious entrance hall, downstairs cloakroom/w.c, lounge, office, kitchen, dining room and conservatory to the ground floor. To the first floor there is bedroom one with en-suite, two further bedrooms and a family bathroom. There is a large attic space which could be converted to further living accommodation subject to necessary planning. To the front of the property there is a driveway leading to a double garage with parking for several vehicles. To the rear of the property the garden/plot is approximately 0.4 acre with a patio area, outbuilding, shower room, sauna and mature trees. Viewing is highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

## LOCATION

Hill Farm House is located in the peaceful village of Newland. Nearby villages of Camblesforth and Snaith are served by a number of highly regarded primary and secondary schools eg. Drax (Read Private School), Carlton and Snaith. In the surrounding area there are shops, amenities, public houses with reputations for good food and beverages. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys and Morrisons Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, with mainline railway links to Kings Cross, London and the famous Selby Abbey. The city of York is approximately 22 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Hull, Doncaster with excellent road communications being A19, M62, A64, A1/M1 and M18.

## DIRECTIONS

Leave Selby on the A1041 Bawtry Road, take the A645 sign to Drax, follow the road into Drax and take the right hand turn onto Church Dike Lane. Continue on Brier lane and the property can be identified by our Hunters for sale board.

## Material Information - Selby

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

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Approximate Area = 1872 sq ft / 173.9 sq m  
Garage = 345 sq ft / 32 sq m  
Outbuildings = 245 sq ft / 22.7 sq m  
Total = 2462 sq ft / 228.6 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). Produced for Hunters Property Group. REF: 1283332.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
	44	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



















