



HUNTERS[®]
HERE TO GET *you* THERE

The Barn Brigg Lane, Camblesforth, Selby, YO8 8HS

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Guide Price £235,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this well presented individual spacious three bedroom detached house situated within the popular village of Camblesforth. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, large lounge with French doors leading into the garden, downstairs cloakroom/w.c, and a generous sized kitchen/dining room to the ground floor. To the first floor there is three double bedrooms and a family bathroom. Bedroom one also has en-suite bathroom. Outside of the property there is a low maintenance garden laid to lawn along with a separate garage with allocated parking and fencing around the perimeter. Viewing is highly recommended to appreciate the spacious accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway and general store.

DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth. Take the left turn onto Brigg Lane and the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

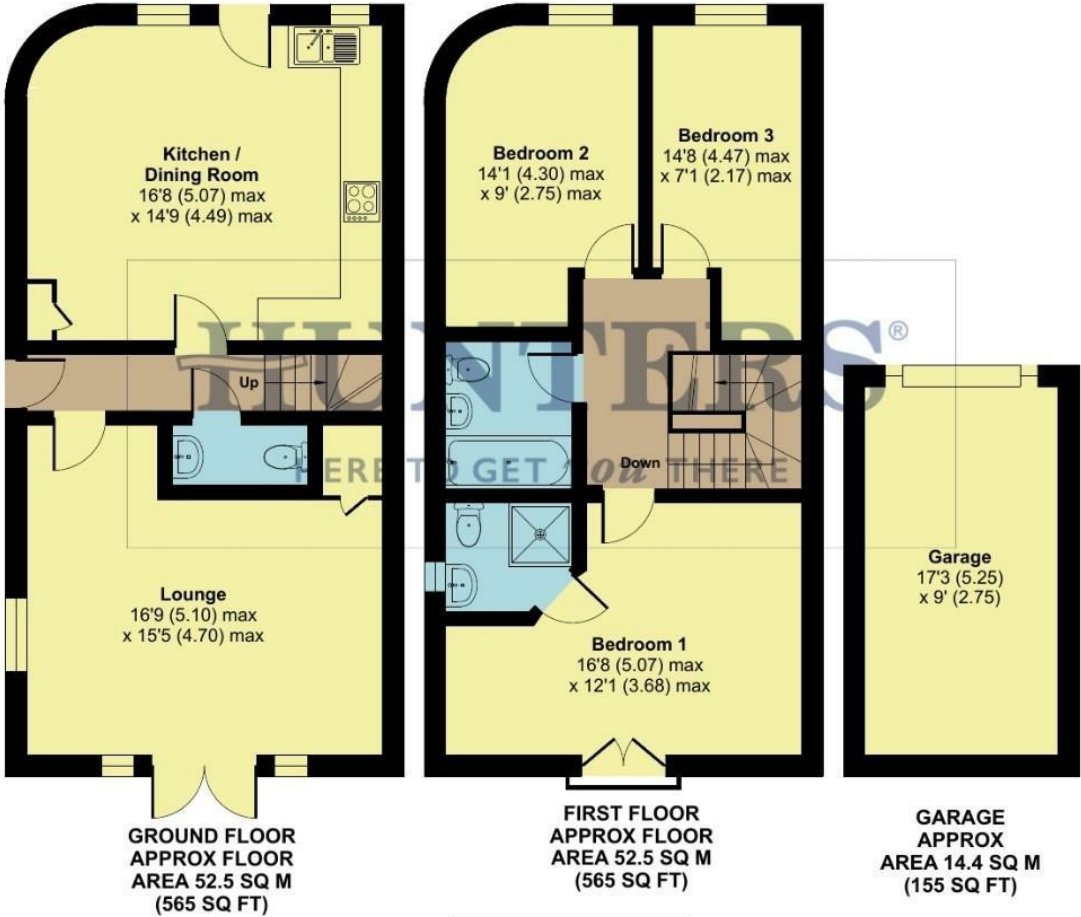
EPC Rating : C

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Brigg Lane, Selby, YO8

Approximate Area = 1130 sq ft / 105 sq m
Garage = 155 sq ft / 14.4 sq m
Total = 1285 sq ft / 119.4 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). © nitchecom 2025. Produced for Hunters Property Group. REF: 1301803



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		
	75	86
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		









