

HUNTERS®

HERE TO GET *you* THERE



Croft Road

Camblesforth, Selby, YO8 8JS

Offers Over £185,000



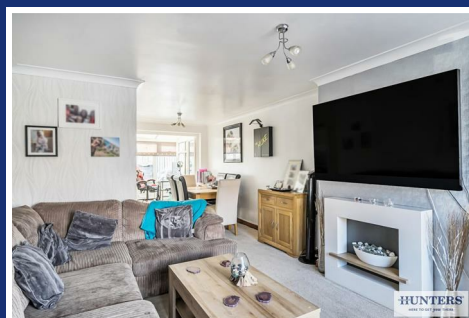
Council Tax:



44 Croft Road

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DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented three bedroom semi-detached home 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, reception/dining room, kitchen and conservatory to the ground floor. To the first floor are three bedrooms and a family bathroom. To the front of the property there is a driveway with parking for several vehicles. To the rear of the property there is a low maintenance garden with patio area and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

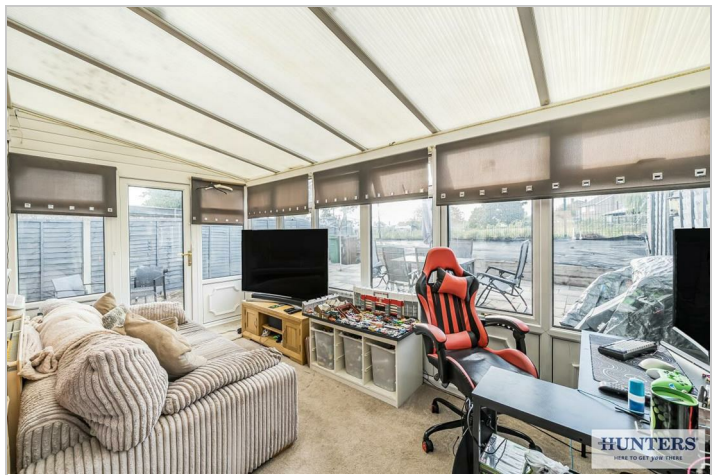
Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway and general store.

DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth. Take the left turn onto Brigg Lane and follow the road and take the right hand turn onto Croft Road where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : C



Road Map



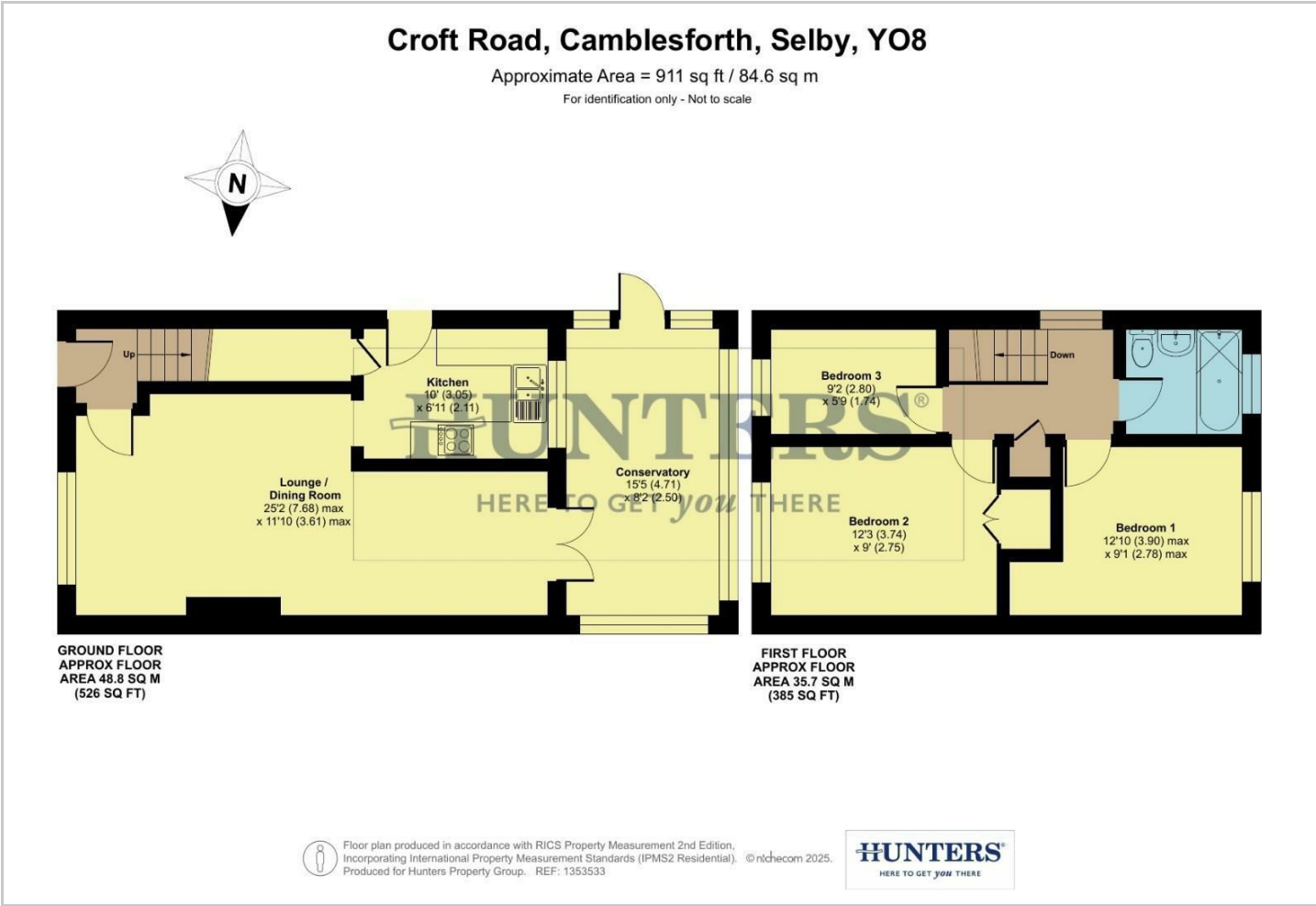
Hybrid Map



Terrain Map



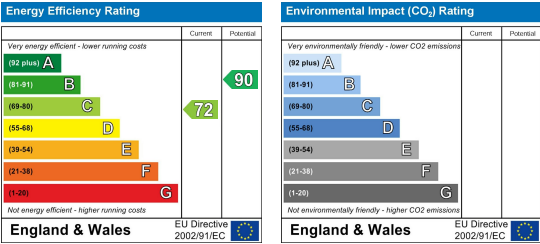
Floor Plan



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.