



HUNTERS[®]
HERE TO GET *you* THERE

8 Sycamore Mews, Selby, YO8 8RT

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Offers In The Region Of £345,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well presented four bedroom detached home situated in the popular Staynor Hall development. The property is close to local amenities and with excellent commuter links. The property benefits from gas central heating, UPVC double glazing and briefly comprises of a spacious entrance hall, downstairs cloakroom/w.c, lounge, dining room and kitchen to the ground floor. To the first floor bedroom one with en-suite, three further bedrooms and a family bathroom. To the front the property a driveway leads down the side of the house to a single garage with a garden laid to lawn and shrub borders. To the rear of the property there is a garden laid to lawn with two patio areas. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Sycamore Mews is situated within the Staynor Hall development just off Bawtry Road in Selby. 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, Morrisons supermarkets, Abbey Walk retail park and the market cross shopping centre, railway station and the famous Selby Abbey. The city of York is approximately 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

Leave Selby town Centre on the A1041 heading east. Go over the roundabout passing the retail park, take the second left onto Cedar Road. Take the next Right onto Sycamore Mews where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

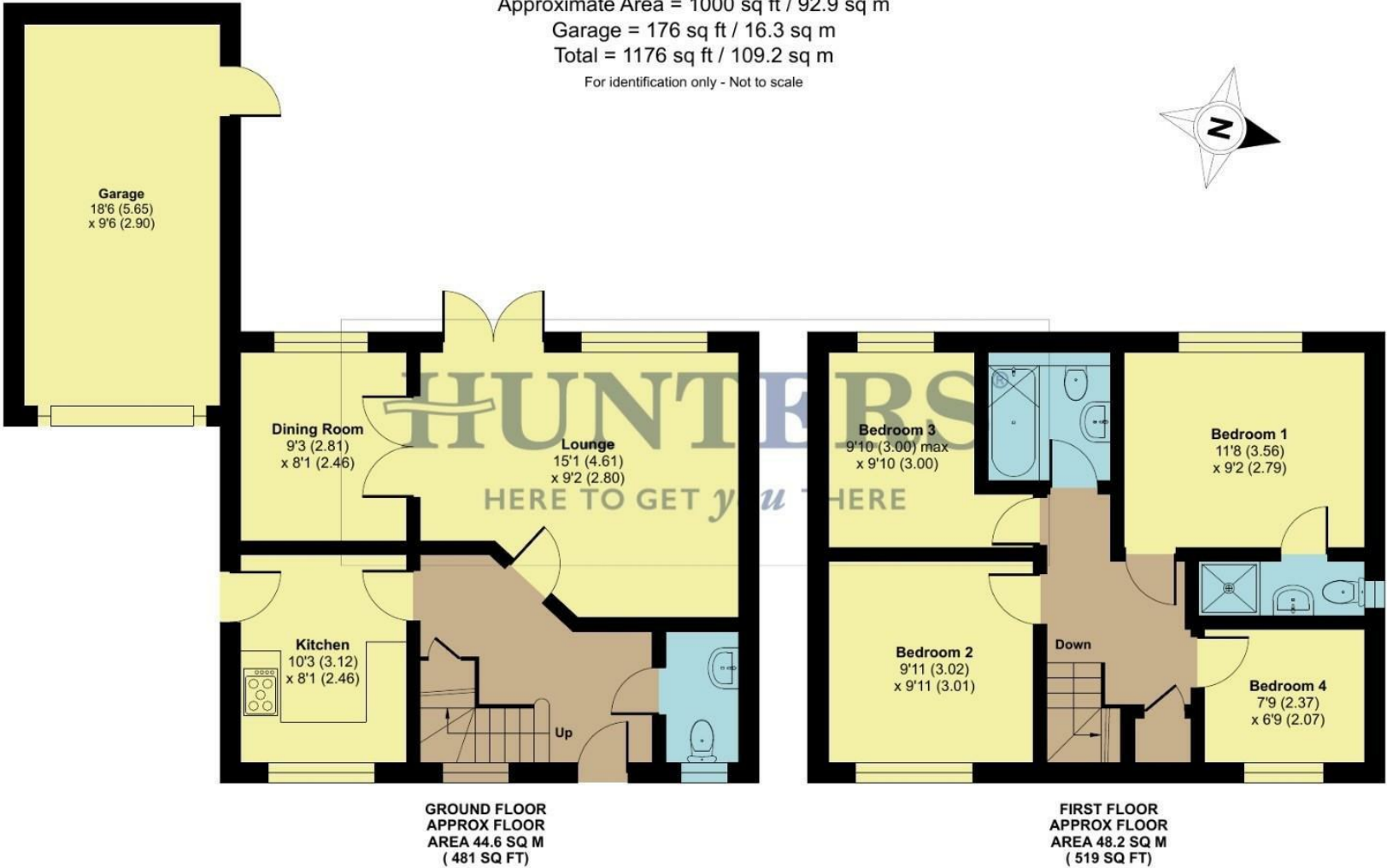
EPC Rating : C

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Approximate Area = 1000 sq ft / 92.9 sq m
Garage = 176 sq ft / 16.3 sq m
Total = 1176 sq ft / 109.2 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).
Produced for Hunters Property Group. REF: 1371779.

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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		
	76	81
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		









