



9 Waddington Drive, Snaith, DN14 9FA

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Asking Price £380,000

DESCRIPTION

All you need to do is move in!!!! Hunters are delighted to present this immaculately presented four bedroom detached home offering modern, spacious family living with attractive south facing garden with open aspect to rear. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a spacious entrance hall, downstairs cloakroom w.c., lounge and kitchen/dining room to the ground floor. To the first floor bedroom two with en-suite, two further double bedrooms and a family bathroom. To the second floor bedroom one with en-suite. To the front of the property a block paved driveway leads down the side of the house to a detached garage along with a garden laid to lawn. To the rear is an attractive south facing garden with open aspect laid predominately to lawn 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

The ancient town of Snaith is located around seven miles south of Selby. It benefits from a huge range of amenities, including a library, a post office, a dental practice, a doctors' surgery, a pharmacy and a petrol station. It also sports a co-op, and a brilliant variety of small retail, service and food outlets, including tea rooms, takeaways, restaurants and pubs. Education is provided in the town at both primary school (rated 'outstanding') and secondary level (rated 'good') by Ofsted.

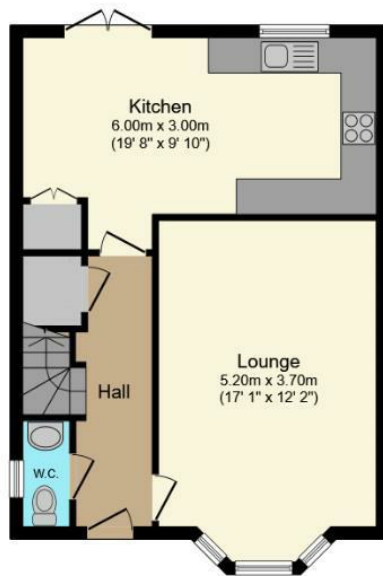
DIRECTIONS

Leaving Selby via Bawtry Road A1041 continue across Bypass travelling through Camblesforth, at roundabout take second exit to Carlton, travel through Carlton until you arrive in Snaith, at the mini roundabout take the first exit onto Beast Fair/A1041, continue and take the right hand turn and then left onto Waddington Drive where the property can be identified by our Hunters for sale board.

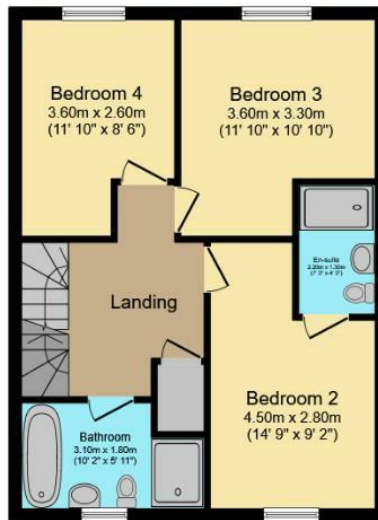
Material Information - Selby

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

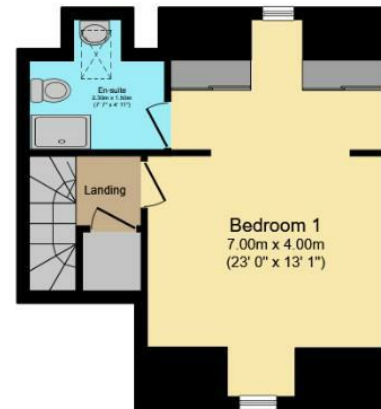
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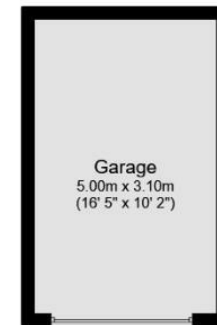
Ground Floor
 Floor area 50.8 sq.m. (547 sq.ft.)



First Floor
 Floor area 49.8 sq.m. (536 sq.ft.)



Second Floor
 Floor area 33.7 sq.m. (363 sq.ft.)



Garage
 Floor area 15.5 sq.m. (167 sq.ft.)

Total floor area: 149.8 sq.m. (1,612 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

