



3 Coach Lane, Selby, YO8 9FS

HUNTERS[®]
EXCLUSIVE

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Asking Price £375,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautifully well presented four bedroom semi-detached home situated walking distance of Selby town Centre and Brayton. The property benefits from an air source heat pump, UPVC double glazing, security alarm and briefly comprises a spacious entrance hall, living room, downstairs cloakroom/w.c, utility, and open plan kitchen/dining room with central island to the ground floor. To the first floor bedroom one has en-suite with underfloor heating, three further bedrooms and a family bathroom with underfloor heating. To the front of the property there is a blocked paved driveway leading to a detached single garage with Fibre and heating along with parking for four vehicles. To the rear of the property is an attractive patio/decking area with AstroTurf lawn and fencing around the perimeter. Viewing comes highly recommended to appreciate this unique home on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Selby Market town has a selection of shops, pubs, restaurants and a bustling market once a week. This property is ideally situated within easy walking distance of all local amenities including three main Supermarkets, three outstanding high school academies, three primary schools within walking distance, high Abbey Walk Retail Park and the Market Cross Shopping Centre, Railway Station, Bus Station and the famous Selby Abbey. The city of York is approximately fourteen miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster, London with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

From Selby Town Centre take the A19 Doncaster Road and on the left hand side our Hunters exclusive for sale board will be identified. Turn left down Coach Lane from Doncaster Road, this is approached via a private drive to a corner plot where the property can be identified.

Material Information - Selby

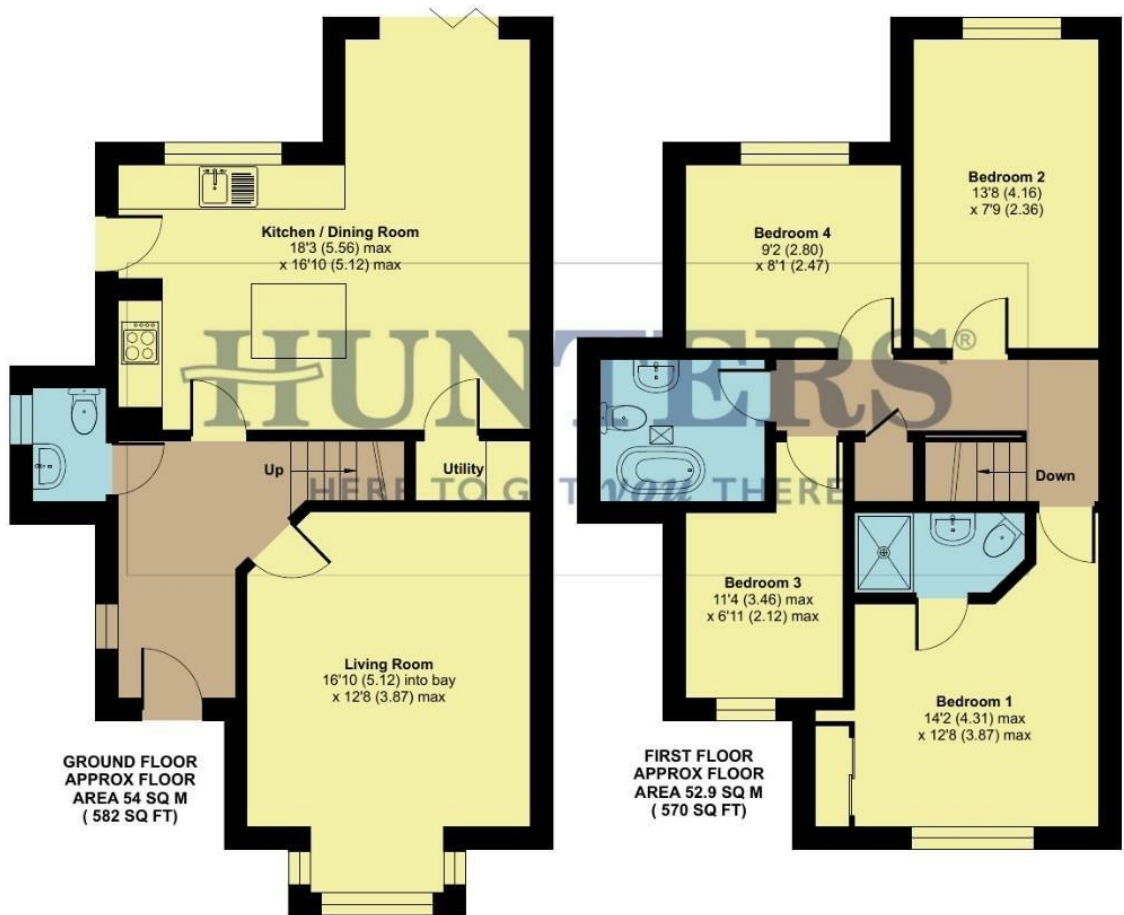
Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : D

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Coach Lane, Selby, YO8

Approximate Area = 1152 sq ft / 107 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 54 SQ M
(582 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 52.9 SQ M
(570 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1374656. © nchecon 2025.

HUNTERS
HERE TO GET *you* THERE

