



HUNTERS[®]

HERE TO GET *you* THERE

1 George Street, Selby, YO8 5AH

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Asking Price £170,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well presented two bedroom end terrace home situated within close proximity to Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a lounge, dining room and kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom. Outside to the front is a courtyard style garden. To the rear of the property there is a low maintenance courtyard garden with 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

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 3 main Supermarkets, 3 schools in the area, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station (approximately 8 minute walk), bus station (bus stop at the end of the street) and the famous Selby Abbey. The city of York is only 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster with excellent road communications being A19, M62, A1041, A1 and M18 plus excellent local rail links including direct to London.

DIRECTIONS

From Hunters Selby office turn left onto the Toll Bridge which takes you onto Barlby Road then turn right onto George Street where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; A

EPC Rating : D

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

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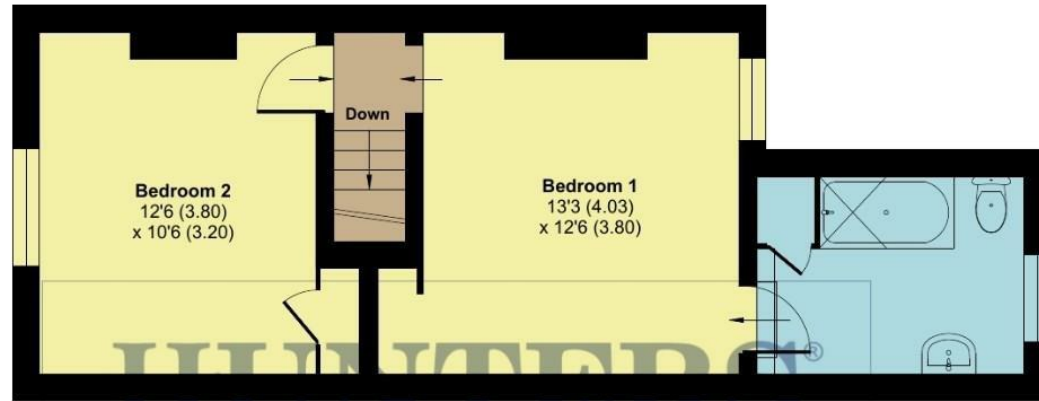
George Street, Selby, YO8

Approximate Area = 797 sq ft / 74 sq m

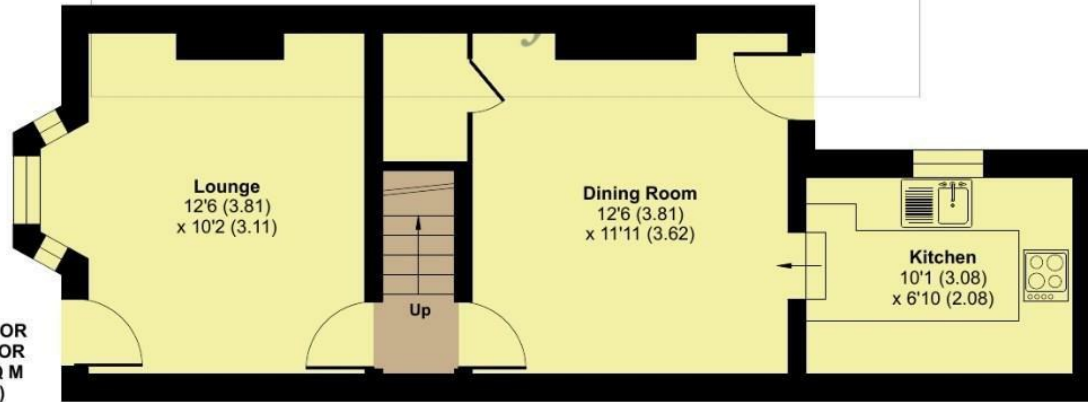
For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 36.6 SQ M
(395 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 37.3 SQ M
(402 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2025. Produced for Hunters Property Group. REF: 1363897



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		
	61	78
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		



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