



HUNTERS®
HERE TO GET *you* THERE

45 Haig Street, Selby, YO8 4BY

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£900 Per Month

DESCRIPTION

Hunters (Selby) are delighted to offer to let this well presented three bedroom semi detached house situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge, kitchen/dining room and downstairs cloakroom/w.c to the ground floor. To the first floor are three bedroom and a family bathroom. To the front of the property there is a driveway leading to a garage along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with patio area. Viewing comes highly recommended. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

The ancient town of Selby was originally settled during the Roman period, and since then has built a rich and varied history, from battles to the birth of King Henry I. It is constantly expanding, with many residential and commercial developments around the edges of the town, as well as housing redevelopments on the river front. The amenities of the town are comprehensive, including supermarkets, a hospital, several good schools at primary and secondary level, many pubs and restaurants, along with a bustling high street with its selection of shops. The town is also home to the beautiful Selby Abbey, founded in 1069. Another strong point of Selby is its excellent transport links, with bus links to all of the surrounding towns and cities and direct rail routes to London, Leeds, Manchester and York

DIRECTIONS

Haig Street is situated off Flaxley Road within the town of Selby. From Gowthorpe take the turning onto Scott Road and then left into Flaxley Road. Turn right onto Haig Street where the property can be identified by our Hunters to let board.

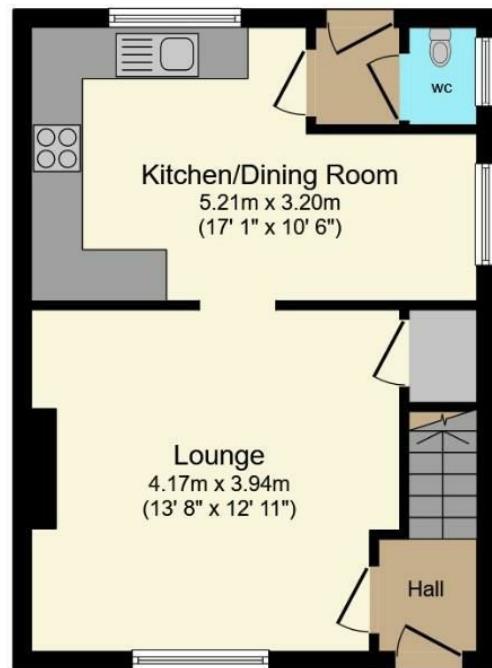
Material Information - Selby

Tenure Type; Freehold

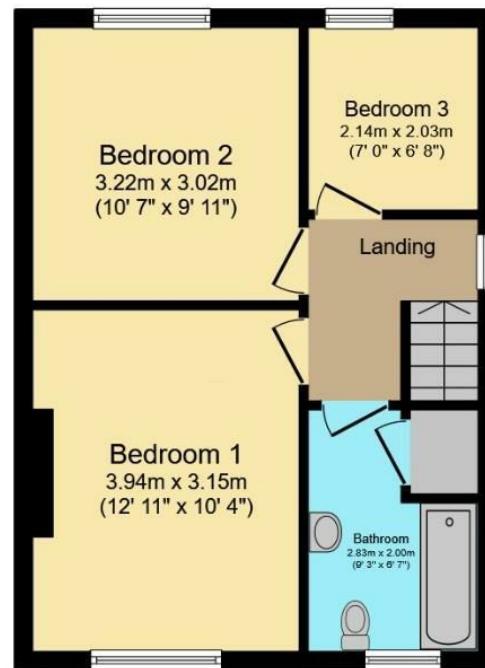
Council Tax Banding; A

EPC Rating : C

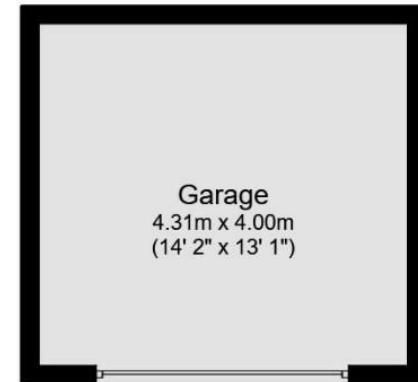
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Ground Floor
Floor area 38.0 sq.m. (409 sq.ft.)



First Floor
Floor area 38.0 sq.m. (409 sq.ft.)



Garage
Floor area 17.2 sq.m. (186 sq.ft.)

Total floor area: 93.3 sq.m. (1,004 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

