



**HUNTERS®**  
HERE TO GET *you* THERE

Wayside York Road, Cliffe, Selby, YO8 6NU

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Offers In The Region Of £375,000

#### **DESCRIPTION**

Hunters (Selby) are delighted to offer for sale this beautifully presented two bedroom detached bungalow situated within the popular village of Cliffe. The property benefits from a gas central heating system, new UPVC double glazing and briefly comprises a spacious entrance hall, living room, kitchen/dining room, utility room, conservatory, bathroom, bedroom one with en-suite and one further double bedroom with built in wardrobes. To the front of the property there is a driveway with parking for several vehicles along with a garden laid to lawn. To the side of the property there is a double garage with further parking. To the rear of the property there is a garden laid 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**

Cliffe is an ideal village location situated on the A63 between Hemingbrough and Osgodby. The village is served by a village store, primary school, play park, sports ground including tennis courts and a public house. The City of York stands around 13 miles to the north. Selby is approximately 4 miles with local amenities including Tesco, Sainsburys and Morrisons Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre and the railway station and not to mention the famous Selby Abbey. 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.

#### **DIRECTIONS**

From Selby, take the A63 Howden Road. On entering the village of Cliffe take a left turn onto York Road, continue over the level cross and the property can be identified by our Hunters for sale board.

#### **Material Information - Selby**

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : D

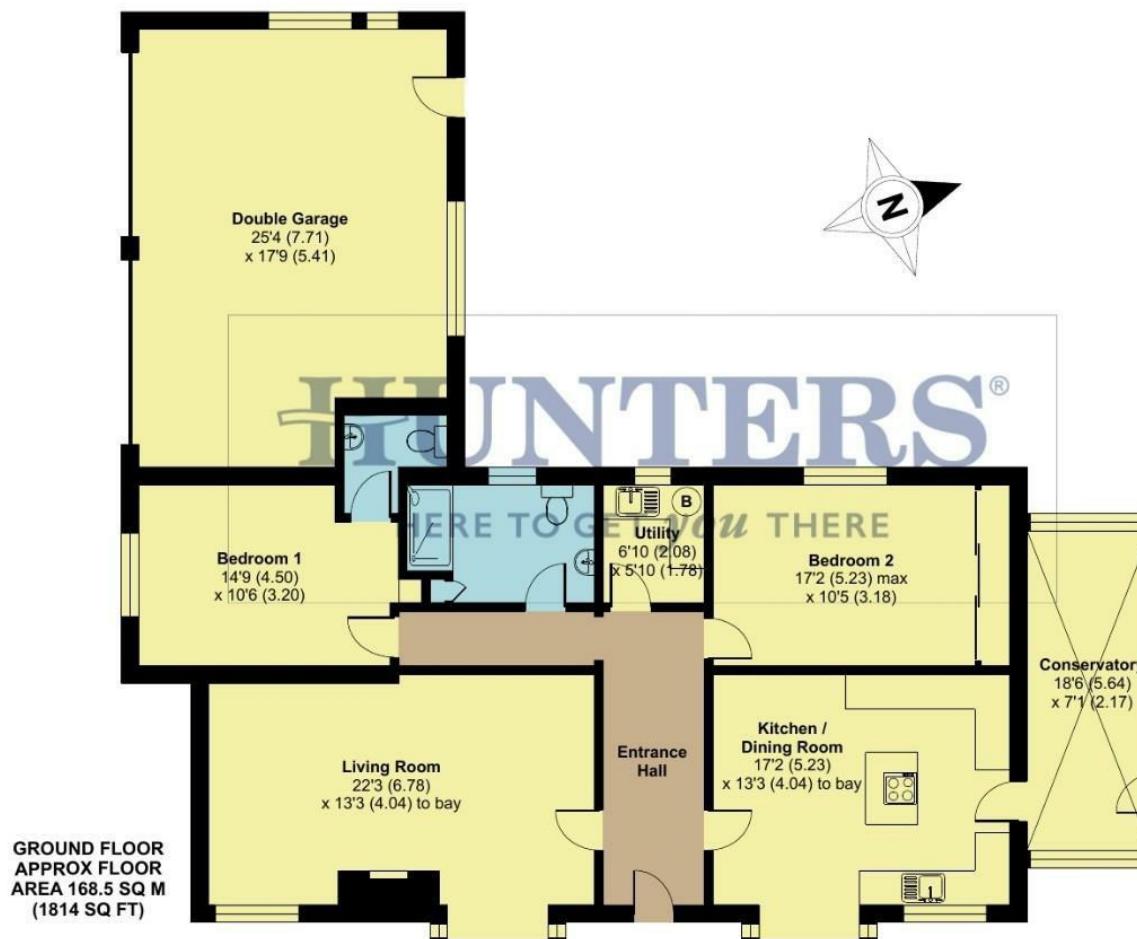
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

[selby@hunters.com](mailto:selby@hunters.com) | [www.hunters.com](http://www.hunters.com)

# York Road, Cliffe, Selby, YO8

Approximate Area = 1814 sq ft / 168.5 sq m (includes double garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2026. Produced for Hunters Property Group. REF: 1404753

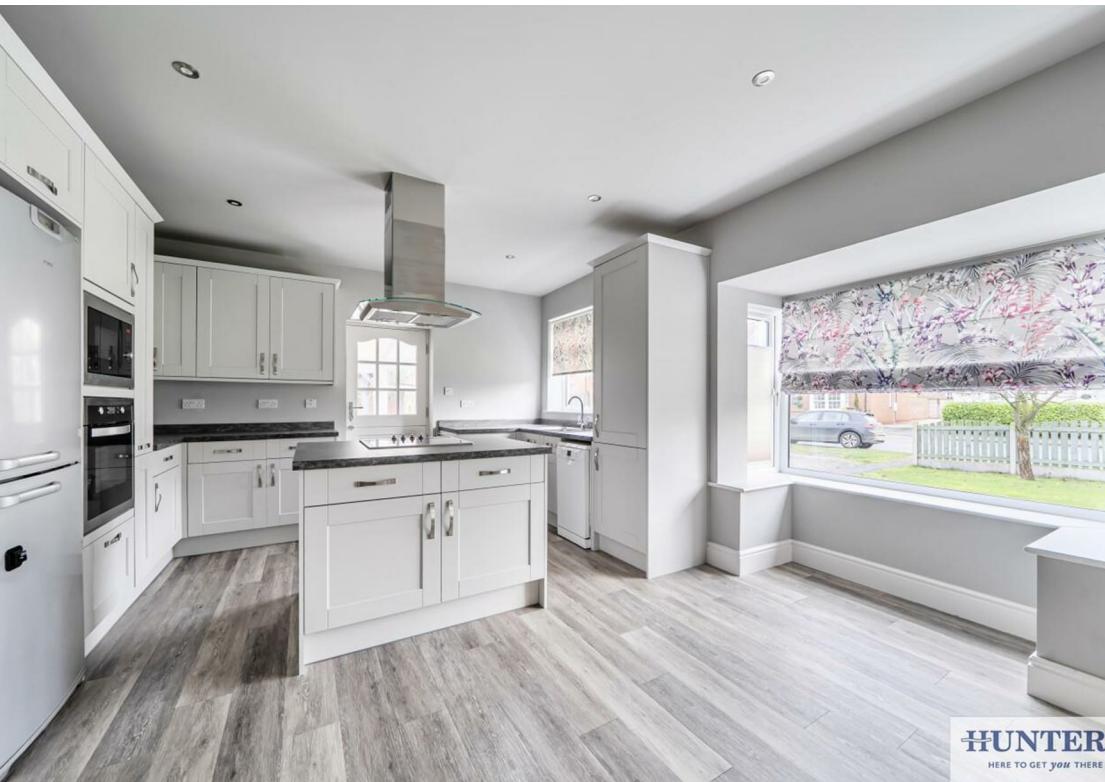


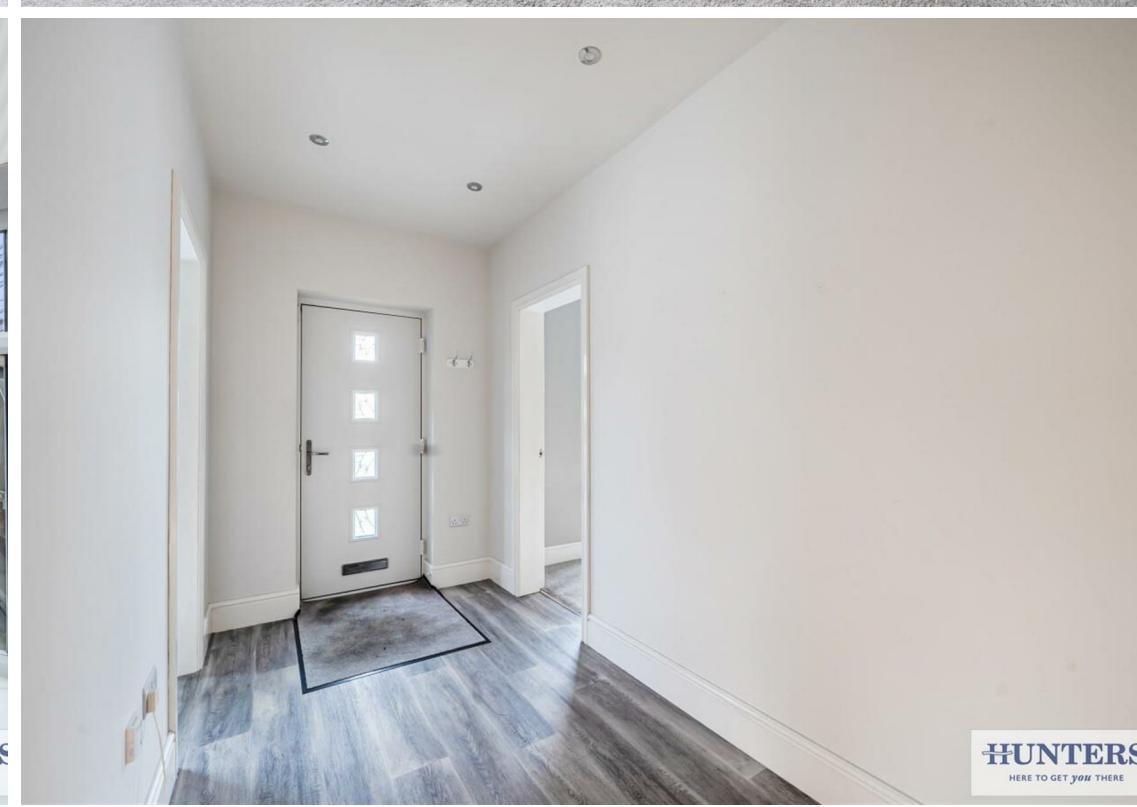
## Energy Efficiency Rating

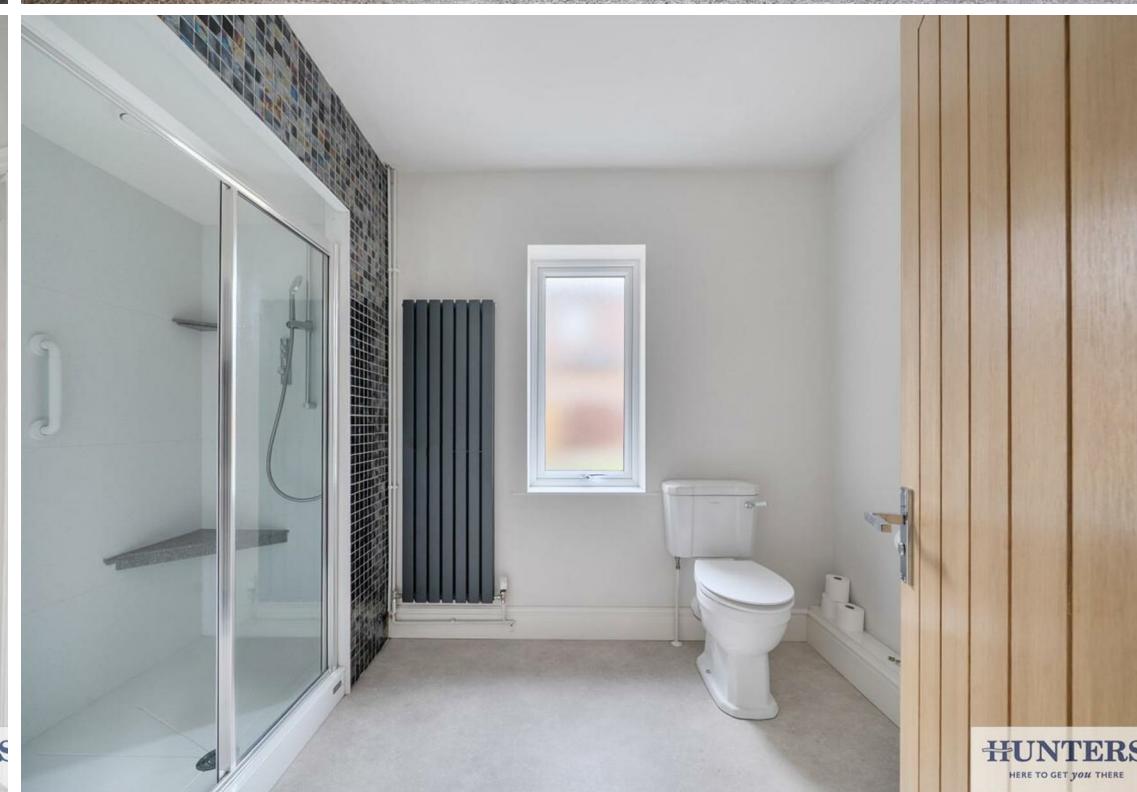
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		











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