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# Tate Close, Wistow, Selby

Asking Price £230,000



## DESCRIPTION

Hunters (Selby) are delighted to offer for sale this two bedroom detached bungalow situated within the popular village of Wistow within a cul-de-sac location. The property benefits from an oil heating system AND UPVC double glazing. The accommodation briefly comprises an entrance hall, reception room, kitchen/dining room, two bedrooms and a bathroom. To the front of the property there is a graveled area with a driveway that leads to the garage. To the rear of the property is a further garden laid to lawn with a patio area and decking area. Viewing comes highly recommended. Call Hunters Selby, seven days a week to book a viewing.

## LOCATION

The village of Wistow is situated to the South of York between Cawood and Selby and provides much in the way of local amenities including tennis courts, fish and chip shop, public house and a primary school. There are also further shopping facilities in the nearby market town of Selby and the historical City of York with its many restaurants, entertainment facilities and tourist attractions. Wistow provides convenient access to surrounding towns and cities via the major road networks and a local bus service to York and Selby.

## DIRECTIONS

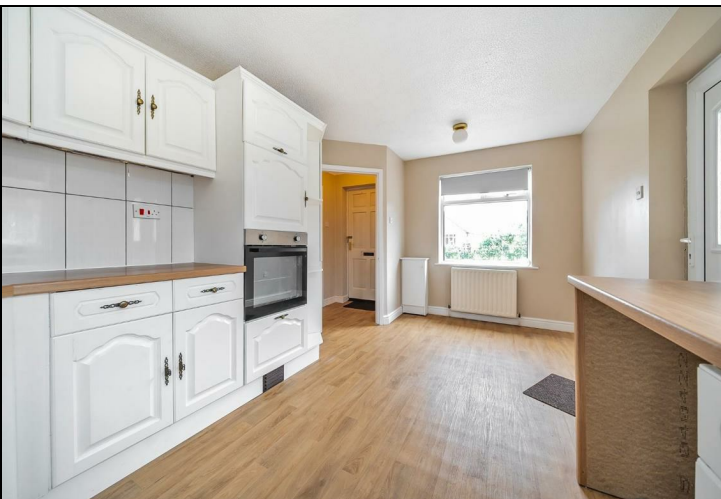
Leaving Finkle Street in Selby town centre head North East on to Millgate and follow the B1223. At the roundabout take the second exit onto B1223 and continue along the road for approximately two miles. On entering Wistow turn right onto Pinfold Hill, then left onto Lordship Lane. Take the right turn onto Jubilee Road and then right again onto Tate Close, where the property can be identified by our Hunters For Sale Board.

## Material Information - Selby

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

## KEY FEATURES

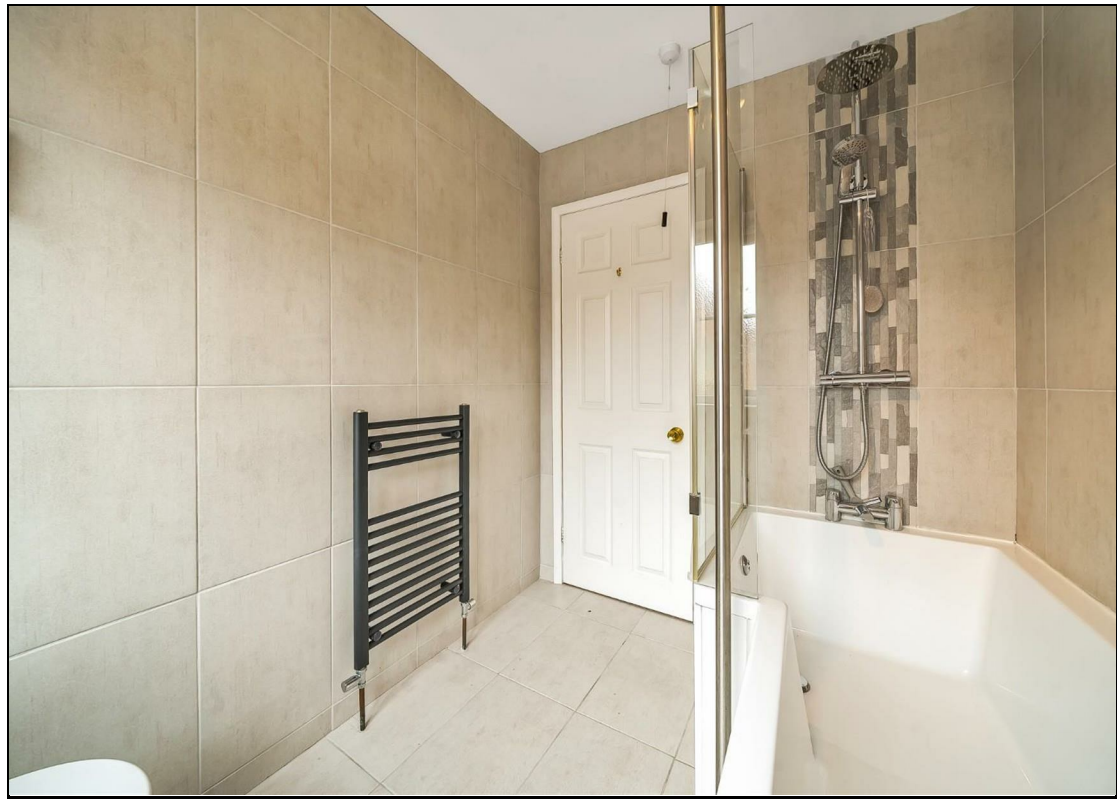
- DETACHED BUNGALOW
  - TWO BEDROOMS
- OIL CENTRAL HEATING SYSTEM
  - UPVC DOUBLE GLAZING
    - GARDEN
    - PARKING
    - GARAGE
- VILLAGE LOCATION
- VIEWING COMES HIGHLY RECOMMENDED
  - EPC RATING : D







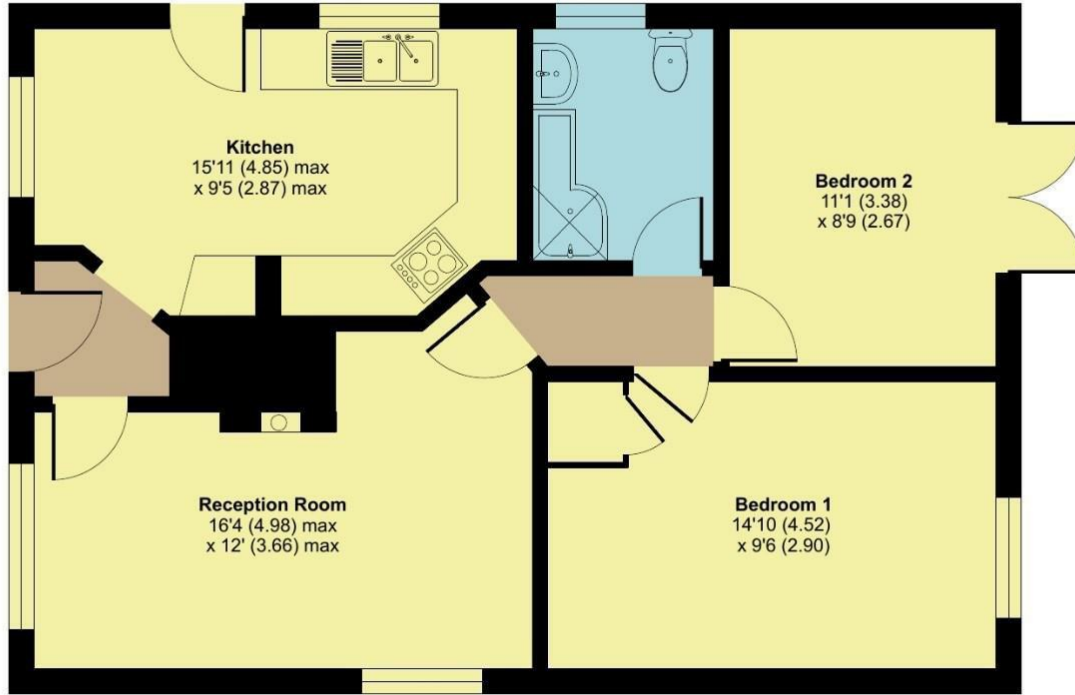






# Tate Close, Wistow, Selby, YO8

Approximate Area = 674 sq ft / 62.6 sq m  
For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 62.6 SQ M  
(674 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1138366



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	78		
	56		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

23 Finkle Street, Selby, North Yorkshire, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com



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