



HUNTERS[®]
HERE TO GET *you* THERE

17 The Green, Wistow, Selby, YO8 3FS

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Offers In Excess Of £400,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented four bedroom detached home situated within the popular village of Wistow. The property benefits from an oil central heating system, UPVC double glazing and briefly comprises of an entrance hall, downstairs cloakroom/w.c, lounge, kitchen and dining room to the ground floor. To the first floor bedroom one has an en-suite, three further bedrooms and a family bathroom. To the front of the property there is a graveled driveway leading to a garage along with parking for several vehicles and a garden laid to lawn. To the rear of the property there is a patio area along with a further garden laid to lawn, mature shrubs 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

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, post office, 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

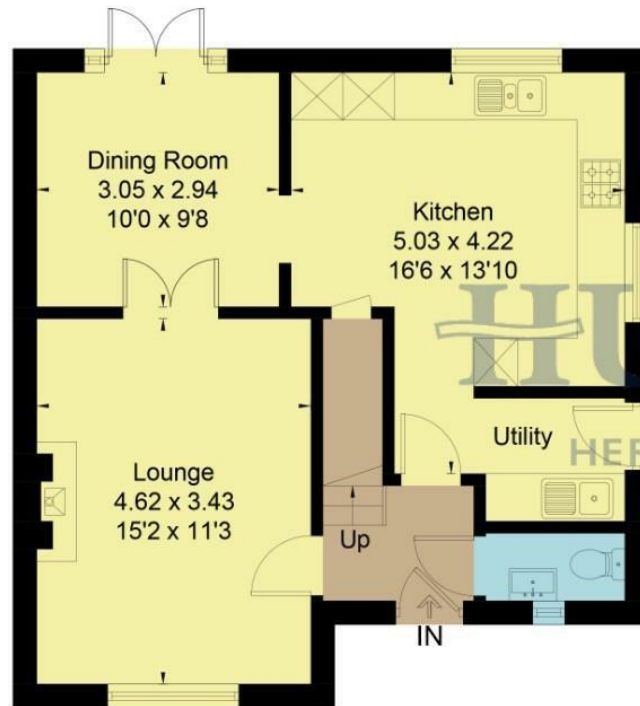
Leaving Finkle Street in Selby town centre head North East on to Millgate and follow the B1223. At the roundabout take the second exit onto B1223 and continue along the road for approximately two miles. On entering Wistow take the right hand turn onto The Green where the property can be identified.

Material Information - Selby

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

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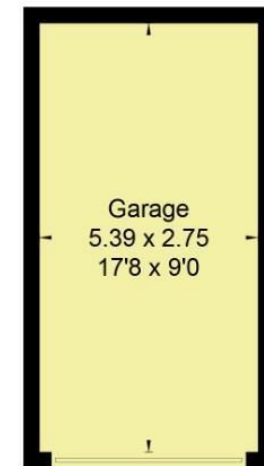
Approximate Floor Area = 106.0 sq m / 1141 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 120.8 sq m / 1300 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



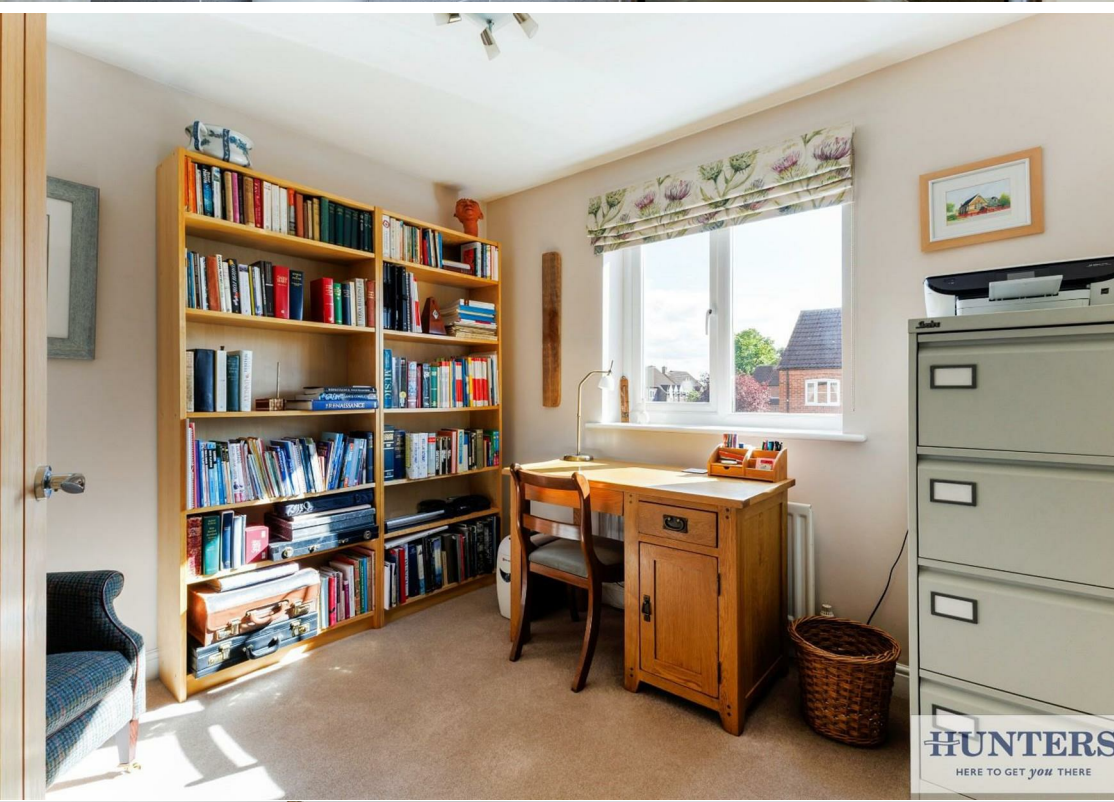
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92325

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			
		57	73
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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