



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

58 Blackthorn Close, Selby, YO8 8FW

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# 58 Blackthorn Close, Selby, YO8 8FW

## Guide Price £155,000

### DESCRIPTION

FOR SALE VIA AUCTION. NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this three bedrooms semi detached home situated within the popular Staynor Hall development. The property is close to local amenities and with excellent commuter links. The property benefits from gas central heating, UPVC double glazing and briefly comprises of a lounge, downstairs cloakroom/w.c, and kitchen/dining room to the ground floor. To the first floor are two double bedrooms and a family bathroom. To the second floor is bedroom one. To the front the property there is allocated parking. To the rear of the property there is a low maintenance garden 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

Blackthorn Close is situated within the Staynor Hall development just off Bawtry Road in Selby. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys, Morrisons supermarkets, Abbey Walk retail park and the market cross shopping centre, railway station and the famous Selby Abbey. The city of York is approximately 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road communications being A19, M62, A1041, A1 and M18.

### DIRECTIONS

Blackthorn Close is situated within the Staynor Hall development just off Bawtry Road in Selby. Leave Selby town centre on the A1041 heading east. Go over the roundabout passing the retail park, take your first left on to Hawthorn Road. At the second roundabout take your first exit onto Blackthorn Close, the property will be identified by the Hunters for sale board.

### Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; C  
EPC Rating: C

### AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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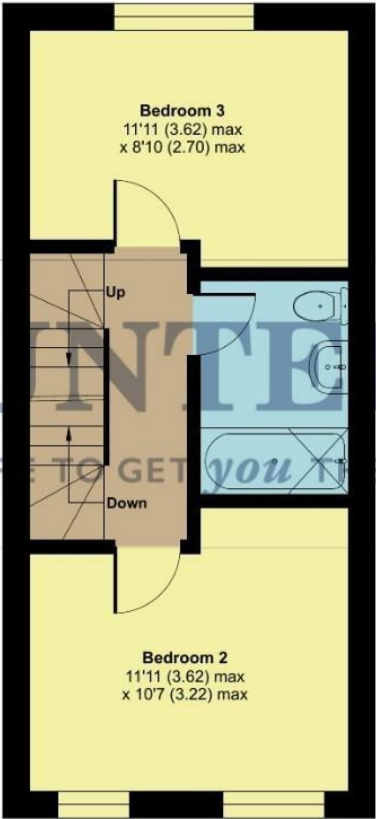
Approximate Area = 817 sq ft / 75.9 sq m  
Limited Use Area(s) = 86 sq ft / 7.9 sq m  
Total = 903 sq ft / 83.8 sq m

For identification only - Not to scale

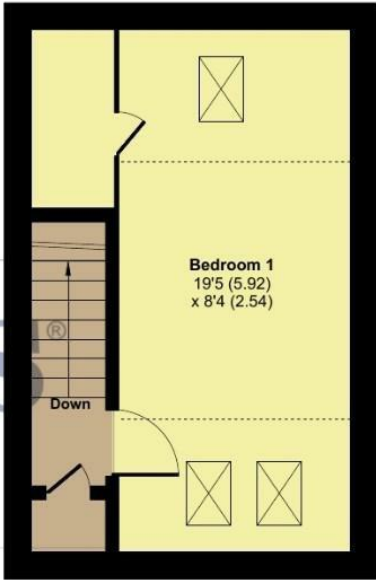
Denotes restricted head height



GROUND FLOOR  
APPROX FLOOR  
AREA 31.2 SQ M  
(336 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 31.2 SQ M  
(336 SQ FT)



SECOND FLOOR  
APPROX FLOOR  
AREA 13.4 SQ M  
(145 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1396214.



| 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 |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| 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 |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

