



HUNTERS[®]
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35 White Street, Selby, YO8 4BP

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Offers Over £180,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale 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, utility room and downstairs toilet to the ground floor. To the first floor are three bedrooms and a family bathroom. To the front of the property there is a driveway leading to a garage. 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.

DIRECTIONS

Kitchener 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 White Street continue down White Street where the property can be identified by a Hunters to let board on the left hand side.

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

Material Information - Selby

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

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Ground Floor

Floor area 63.1 sq.m. (679 sq.ft.)

First Floor

Floor area 39.5 sq.m. (425 sq.ft.)

Total floor area: 102.6 sq.m. (1,105 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			
		60	79
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			









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