



HUNTERS[®]
HERE TO GET *you* THERE

23 Badgers Way, Cliffe, Selby, YO8 6RN

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23 Badgers Way, Cliffe, Selby, YO8 6RN

Asking Price £240,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this four bedroom townhouse situated in a cul-de-sac location within the popular village of Cliffe. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, kitchen/dining room and lounge to the ground floor. To the first floor there is a lounge and bedroom with en-suite bathroom. To the second floor there is three further bedrooms and a family bathroom. To the front of the property there is allocated parking. To the rear of the property there is a garden laid to lawn with patio area and fencing around the perimeter. Viewing is 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 approximately thirteen miles to the north. Selby is approximately four 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 then turn right onto Badgers Way where the property can be identified by our Hunters for sale board.

Material Information - Selby

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

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selby@hunters.com | www.hunters.com

Badgers Way, Cliffe, Selby, YO8

Approximate Area = 1071 sq ft / 99.4 sq m
 Limited Use Area(s) = 72 sq ft / 6.6 sq m
 Total = 1143 sq ft / 106 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR
 APPROX FLOOR
 AREA 35.3 SQ M
 (381 SQ FT)

FIRST FLOOR
 APPROX FLOOR
 AREA 35.3 SQ M
 (381 SQ FT)

SECOND FLOOR
 APPROX FLOOR
 AREA 28.7 SQ M
 (309 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1439898



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			
		81	85
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			
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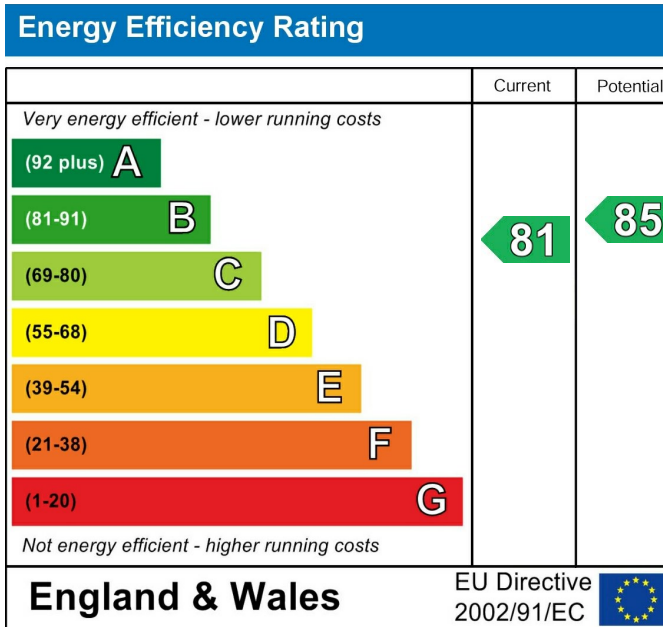
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





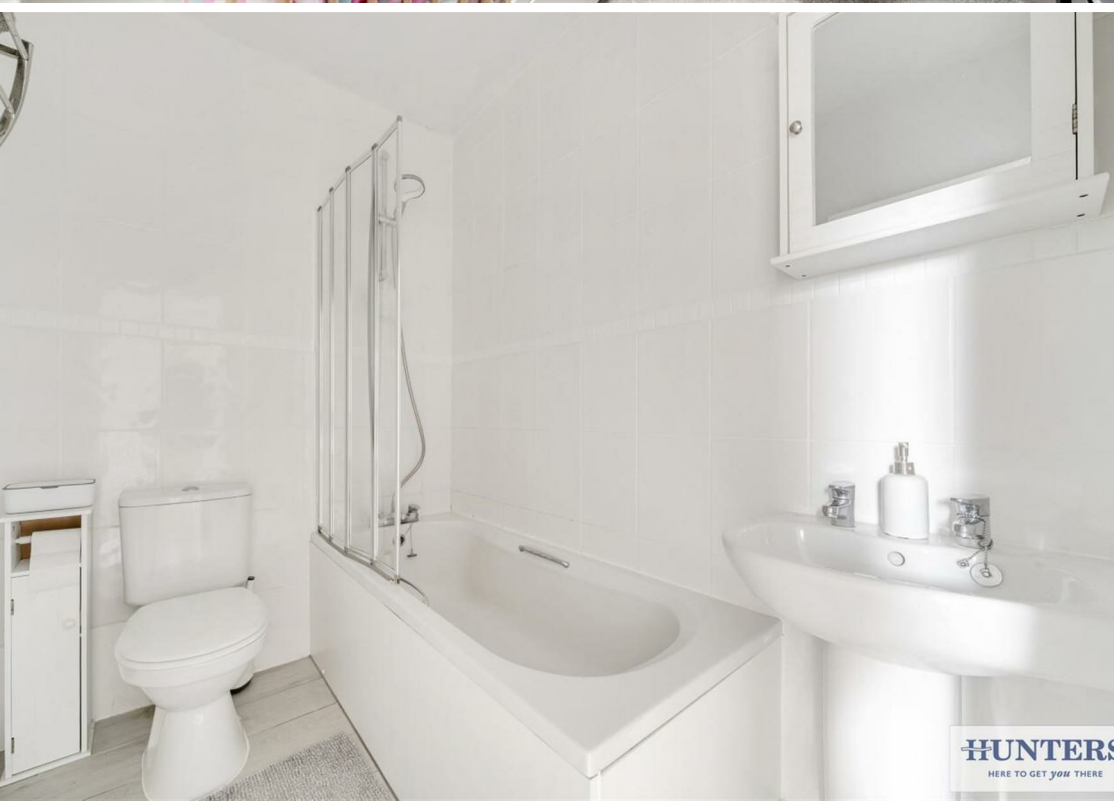




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