



HUNTERS[®]
HERE TO GET *you* THERE

1 Friars Meadow, Selby, YO8 3RZ

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Offers Over £350,000

DESCRIPTION

Hunters (Selby) are delighted to be able to offer for sale this well presented four bedroom detached house situated within close proximity to Selby town Centre. It is situated in a development of 10 properties overlooking open countryside across Wistow Lordship.

The accommodation benefits from a gas central heating system with recently installed boiler, UPVC double glazing and solar panels which benefit from 10 years remaining FIT payments.

The property briefly comprises an entrance hall, downstairs cloakroom/w.c, kitchen with top quality German units and seven Siemen appliances, utility room, dining room, lounge and generously proportioned garden room to the ground floor. To the first floor are four bedrooms three of which are double and one contains a six door Hammonds built in wardrobe, en-suite with shower and a further fully tiled family bathroom with bath and separate shower.

To the front of the property a recently installed block paving driveway leads to an integral garage with electric roller door along with a garden laid to lawn and shrub borders. To the rear of the property there is a recently installed Indian Stone patio area 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 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 4 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.

DIRECTIONS

From our Finkle Street office, take the left turn onto New Millgate up to the mini round about. Turn right and follow the road which will lead onto Bdgate. At the roundabout turn right onto Monk Lane then take the second left onto Friars Meadows where the property can be identified.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : C

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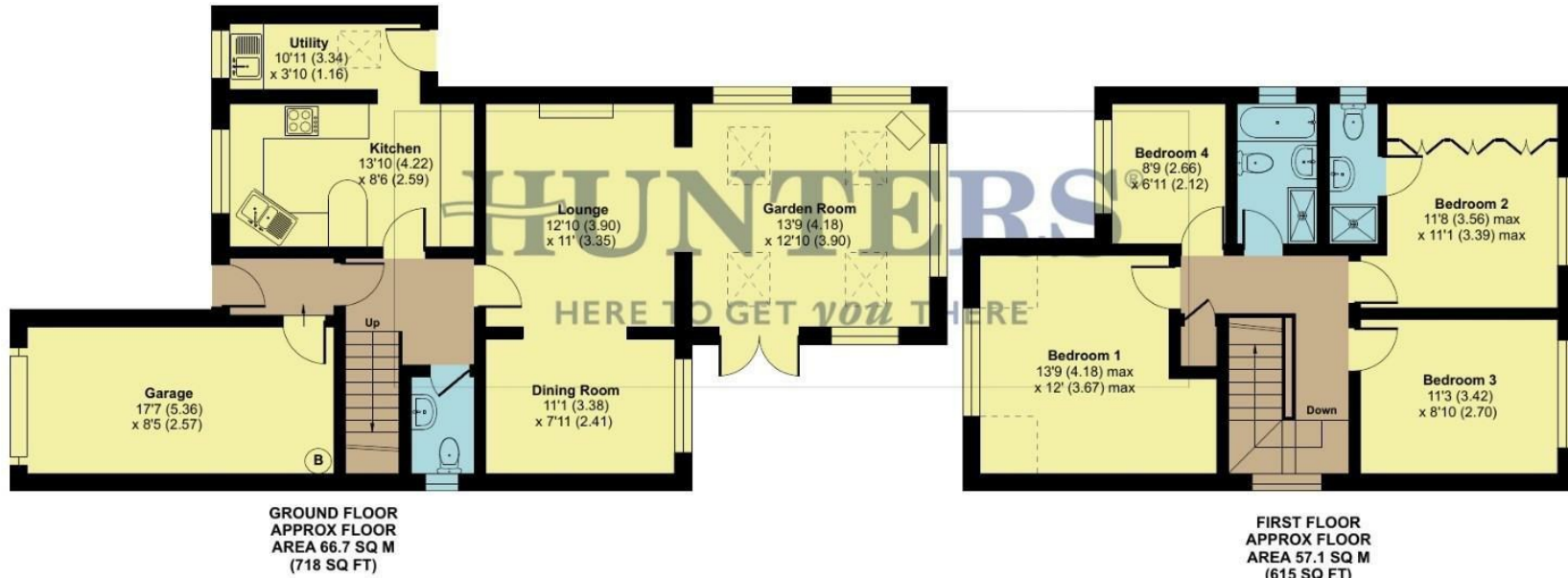
Approximate Area = 1333 sq ft / 123.8 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecon 2025. Produced for Hunters Property Group. REF: 1309084



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 74 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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 | | | |
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