



HUNTERS[®]
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54 West Park, Selby, YO8 4JL

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Offers In Excess Of £350,000

DESCRIPTION

NO ONWARD CHAIN

This beautifully renovated four-bedroom family home is situated in one of Selby's most sought-after locations, just off Leeds Road. Finished to a high standard throughout, the property benefits from gas central heating, UPVC double glazing, and spacious, well-presented accommodation.

The ground floor comprises an inviting entrance hall, a downstairs cloakroom/WC, a reception room, a separate dining room, a modern kitchen/breakfast room, and a useful utility room.

To the first floor are four well-proportioned bedrooms and a stylish contemporary family bathroom.

Externally, the property enjoys a gravelled driveway to the front, leading to the garage and providing ample off-street parking. To the rear is a generous enclosed garden, mainly laid to lawn, with a patio area ideal for outdoor dining and entertaining.

This exceptional home must be viewed to fully appreciate the quality of the accommodation on offer.

Viewing is highly recommended. Contact Hunters Selby, seven days a week, to arrange an appointment.

LOCATION

Selby Market town has a selection of shops, pubs, restaurants and a bustling market once a week. This property is ideally situated within easy walking distance of all local amenities including three main Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station, bus 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, Doncaster with excellent road communications being A19, M62, A1041, A1 and M18 plus excellent local rail links including direct to London.

DIRECTIONS

From Selby town take the A63 Leeds Road, continue along Leeds Road then turn left onto West Park where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : C

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Approximate Area = 1365 sq ft / 126.8 sq m

Garage = 51 sq ft / 4.7 sq m

Total = 1416 sq ft / 131.5 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 71.4 SQ M
(769 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 55.3 SQ M
(596 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nctecom 2025. Produced for Hunters Property Group. REF: 1469860



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			
		77	80
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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