



HUNTERS®
HERE TO GET *you* THERE

9A George Street, Snaith, Goole, DN14 9HY

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Offers Over £425,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this four bedroom detached house situated within the popular village of Snaith. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises spacious entrance hall, living room, dining room, new fitted kitchen with new range cooker / new fridge, downstairs cloakroom/w.c, and utility room to the ground floor. To the first floor bedroom one with wash hand basin, bedroom three with shower and wash hand basin, two further bedrooms and a new family bathroom. To the front of the property metal gates leads to the integral garage with new electric roller door, and parking for several vehicles. A second pair of gates leads to a wooden garage/workshop with mains power and lighting. Garage/workshop approx 14 feet x 20 feet. To the rear of the property there is a garden laid to lawn with graveled area, large shed which is well insulated and double glazed with main power and lighting (approx 12 feet x 25 feet) 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

The ancient town of Snaith is located around seven miles south of Selby with convenient access to bus routes and railway station. It benefits from a huge range of amenities, including a library, a post office, a dental practice, a doctors' surgery, a pharmacy and a petrol station. It also has a co-op, and a brilliant variety of small retail, service and food outlets, including tea rooms, takeaways, restaurants and pubs. Education is provided in the town with both primary school and secondary school.

DIRECTIONS

Leaving Selby via Bawtry Road A1041 continue across Bypass travelling through Camblesforth, at roundabout take second exit to Carlton, travel through Carlton until you arrive in Snaith, take the left hand turn onto George Street where the property can be identified by our Hunters for sale board.

Material Information - Selby

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

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com



Denotes restricted
head height

George Street, Snaith, Goole, DN14

Approximate Area = 1563 sq ft / 145.2 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

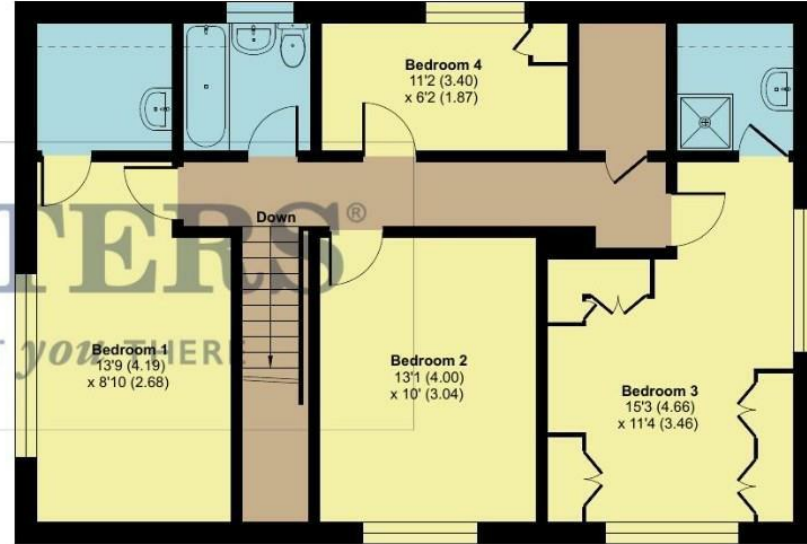
Garage = 162 sq ft / 15 sq m

Total = 1741 sq ft / 161.6 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 72.1 SQ M
(777 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 73 SQ M
(786 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026.
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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		
	72	78
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	









