



HUNTERS[®]
HERE TO GET *you* THERE

Springfield House, 5 Turnham Lane, Cliffe, Selby, YO8 6NQ

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Offers In The Region Of £425,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this three bedroom detached home within the popular village of Cliffe. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, kitchen, dining room, conservatory, lounge, dining room, conservatory, downstairs WC/utility, workshop and office to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the front of the property there is a graveled driveway with a detached garage and a garden laid to lawn with mature trees. To the rear of the property there is a generous sized garden laid to lawn with a pond, mature trees and shrub borders. Viewing comes 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 right turn onto Hull road. Keep straight on at Turnham Lane and the property can be identified on the left hand side by our Hunters for sale board.

Material Information - Selby

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

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



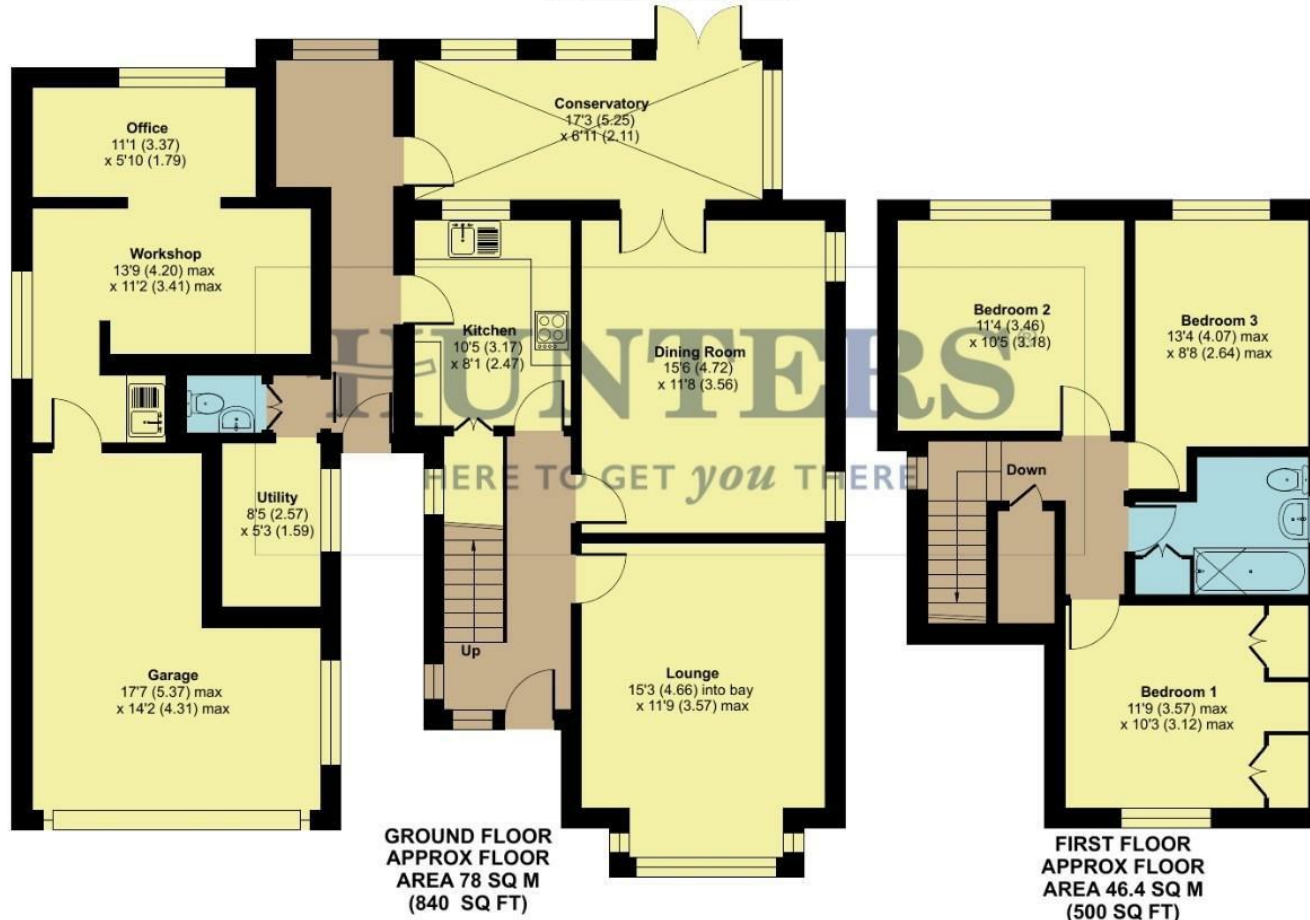
Turnham Lane, Cliffe, Selby, YO8

Approximate Area = 1340 sq ft / 124.4 sq m

Garage = 399 sq ft / 37 sq m

Total = 1739 sq ft / 161.4 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), © nctecom 2026. Produced for Hunters Property Group. REF: 1478182.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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Not environmentally friendly - higher CO ₂ emissions			
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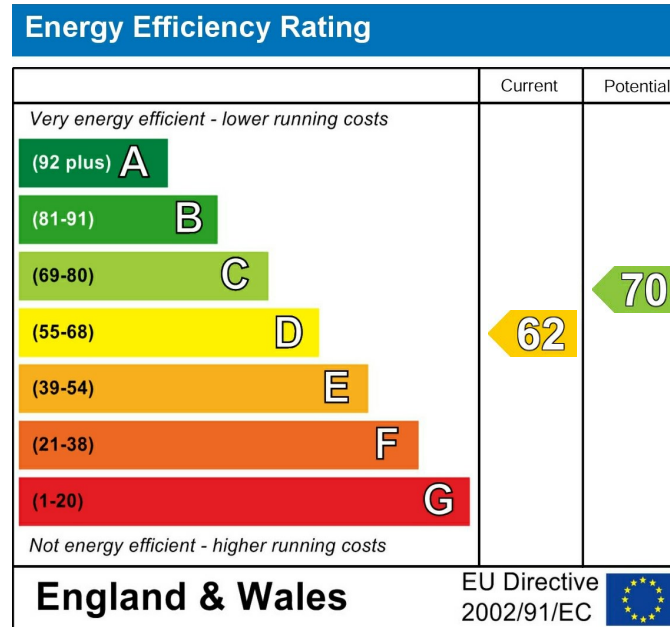
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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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