



HUNTERS®
HERE TO GET *you* THERE

19 Hill Top Road, Wistow, Selby, YO8 3XL

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£900 Per Month

DESCRIPTION

Hunters (Selby) are delighted to offer to let this two bedroom semi detached house situated within the popular village of Wistow. The house benefits from an air source heat pump, UPVC double glazing and briefly comprises a lounge and kitchen/dining room to the ground floor. To the first floor there are two double bedrooms and a family bathroom. To the front of the property there is a driveway with parking for several vehicles that leads to the garage along with a garden laid to lawn. To the rear of the property there is a patio along with a graveled area and fencing around the perimeter. Viewing recommended comes highly recommended to appreciate the accommodation on offer. Call Hunters, Selby seven days a week to book a viewing.

LOCATION

The village of Wistow is situated to the South of York between Cawood and Selby and provides much in the way of local amenities including tennis courts, post office, fish and chip shop, public house and a primary school. There are also further shopping facilities in the nearby market town of Selby and the historical City of York with its many restaurants, entertainment facilities and tourist attractions. Wistow provides convenient access to surrounding towns and cities via the major road networks and a local bus service to York and Selby.

DIRECTIONS

Leaving Finkle Street in Selby town Centre head North East on to Millgate and follow the B1223. At the roundabout take the second exit onto B1223 and continue along the road for approximately two miles. On entering Wistow continue through the village and take the right hand turn onto Hill Top Road where the property is identified by our Hunters to let board.

Material Information - Selby

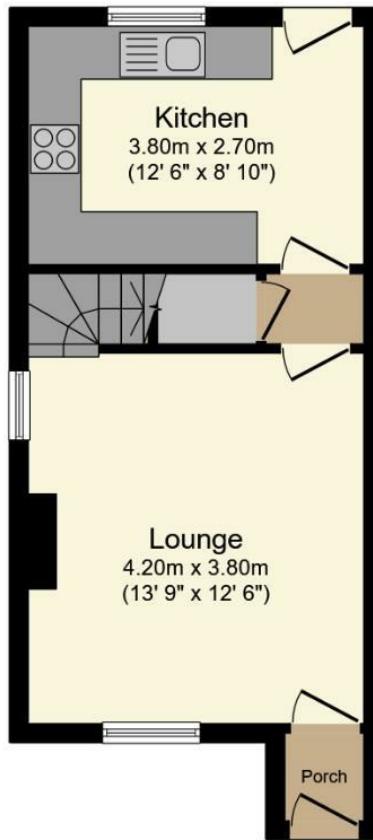
Tenure Type; Freehold

Council Tax Banding; B

EPC Rating : D

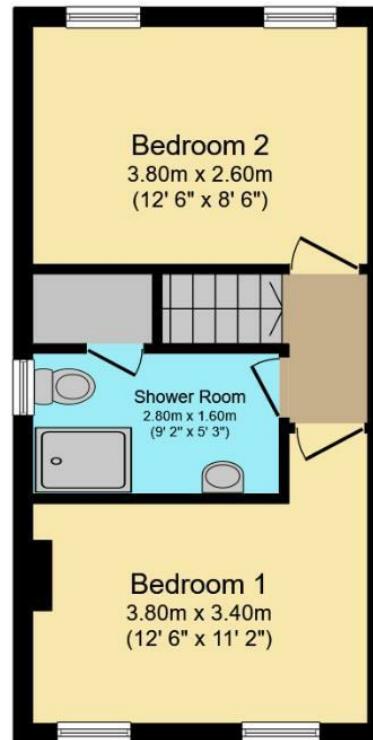
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Ground Floor

Floor area 31.0 sq.m. (334 sq.ft.)



First Floor

Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 61.0 sq.m. (657 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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		
EU Directive 2002/91/EC		
England & Wales		

