



HUNTERS[®]
HERE TO GET *you* THERE

15 Nalton Street, Selby, YO8 4AE

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Offers Over £160,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this two bedroom mid terrace property situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a dining room, lounge and kitchen to the ground floor. To the first floor there is two bedrooms and a family bathroom. A staircase leads to the second floor to the attic room and office. Outside to the rear of the property there is a low maintenance courtyard garden. 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. The amenities of the town are comprehensive, including 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.

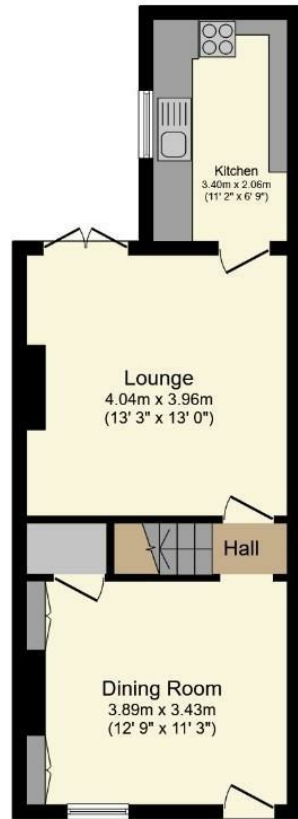
DIRECTIONS

From Selby Town Centre take the A19 at the traffic lights towards Doncaster. Take the first left after the town hall onto Ebor Street and follow the road round onto Nalton Street where the property is situated on the right hand side.

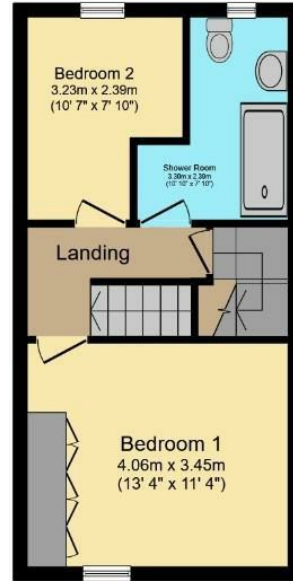
Material Information - Selby

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

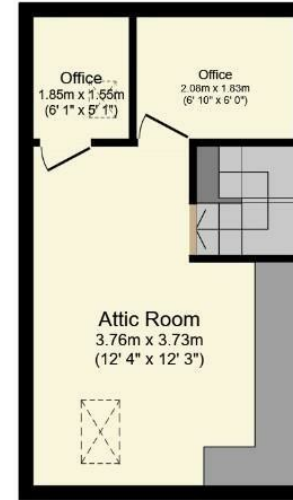
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
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Ground Floor
 Floor area 41.1 sq.m. (442 sq.ft.)



First Floor
 Floor area 33.7 sq.m. (362 sq.ft.)



Second Floor
 Floor area 28.7 sq.m. (309 sq.ft.)

Total floor area: 103.5 sq.m. (1,114 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			85
		60	
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			

