



**HUNTERS**<sup>®</sup>  
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35 Primrose Grove, Selby, YO8 4XS

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# 35 Primrose Grove, Selby, YO8 4XS

## Asking Price £165,000

### **DESCRIPTION**

Ideal FTB purchase. Hunters (Selby) are delighted to offer for sale this well presented two bedroom semi-detached home situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a lounge, kitchen and conservatory to the ground floor. To the first floor are two double bedrooms and a bathroom. To the front of the property there is allocated parking. To the rear of the property there is a garden laid to lawn with patio area and fencing around the perimeter. 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. It is constantly expanding, with many residential and commercial developments around the edges of the town, as well as housing redevelopments on the river front. The amenities of the town are comprehensive, including 4 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

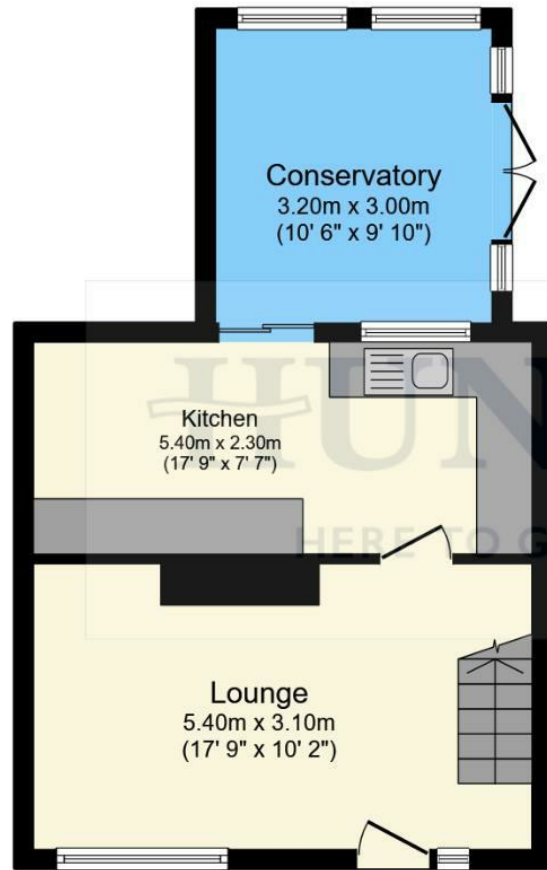
### **DIRECTIONS**

From Millgate in Selby town centre take the road that leads onto Flaxley Road, continue along Flaxley Road then turn left onto Hempbridge Road. Continue down Hempbridge Road then turn right onto Primrose Grove where the property can be identified by our Hunters for sale board.

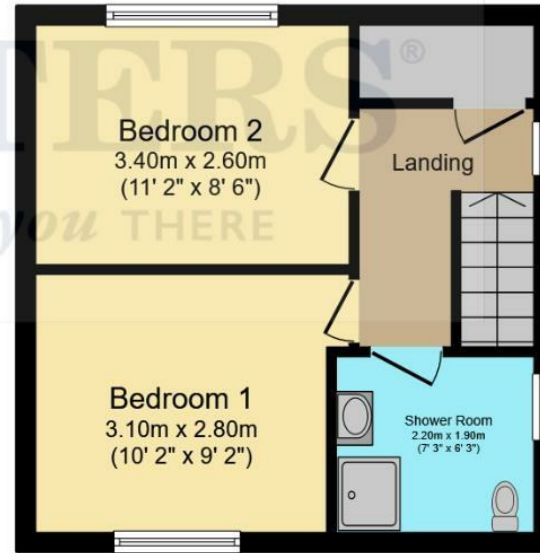
### **Material Information - Selby**

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

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



Ground Floor



First Floor

Total floor area: 69.6 sq.m. (749 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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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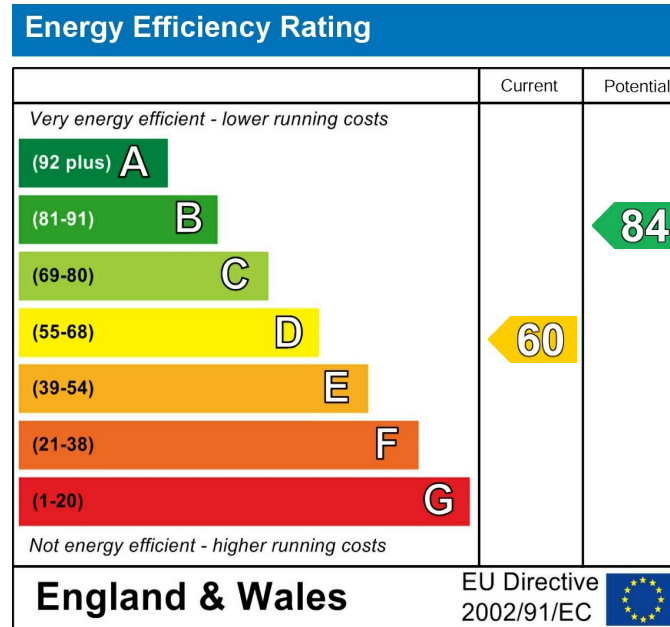
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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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