



HUNTERS[®]
HERE TO GET *you* THERE

4 Mill Way, Selby, YO8 4FL

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Asking Price £215,000

DESCRIPTION

Hunters (Selby) are delighted to offer to sale this well presented two-bedroom mid-terrace house situated within walking distance of Selby Town Centre. The property benefits from a gas central heating system, UPVC double glazing, solar panels and briefly comprises an entrance hall, downstairs cloakroom/w.c, kitchen and lounge to the ground floor. To the first floor are two double bedrooms and a bathroom. To the front are mature shrubs. To the rear is an attractive low maintenance garden with patio/gravelled area and fencing around the perimeter. There is also allocated parking to the rear of the property. The property is covered by an NHCB warranty until July 2034. 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 Selby Town Centre take the A19 towards New Street, take the left hand turn onto Park Street then right onto Portholme Road. Continue on Portholme Road then turn left onto Mill Way where the property can be identified by our Hunters for sale board.

Material Information - Selby

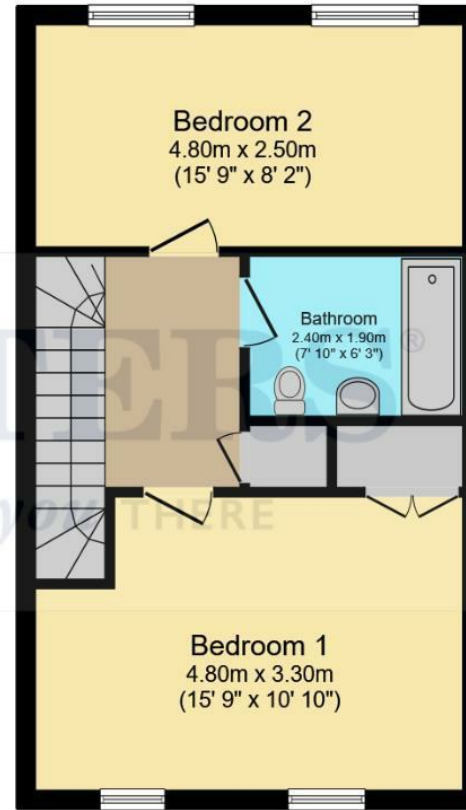
Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : A

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
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Ground Floor

Floor area 41.3 sq.m. (444 sq.ft.)



First Floor

Floor area 41.3 sq.m. (444 sq.ft.)

Total floor area: 82.6 sq.m. (889 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		92	94
(81-91) B			
(69-80) C			
(55-68) D			
(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		







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