



HUNTERS[®]
HERE TO GET *you* THERE

20 Bracken Way, Selby, YO8 8GQ

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Asking Price £240,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this three-bedroom end terrace walk in condition home situated within the popular Staynor Hall development. The high quality property benefits from a gas central heating system with thermostat control, solar panels and double glazing and briefly comprises an entrance hall, cloakroom/WC, living room and kitchen to the ground floor. To the first floor bedroom one with en-suite bathroom, two further bedrooms, family bathroom and loft has been partially boarded for storage with fitted ladder access. To the front of the property there are two allocated parking spaces, new EV charger along with large green space with views of forest. To the rear of the property there is a garden laid to lawn with patio area and fencing to the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Bracken Way is situated within the Staynor Hall development just off Bawtry Road in Selby. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys, Morrisons supermarkets, Abbey Walk retail park and the market cross shopping centre, railway station and the famous Selby Abbey. The property is close to Lidl, M&S, Costa and a petrol station, there is a primary school, community Centre with pub and shop on the estate. The estate is quiet and has good community. The city of York is approximately 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

From Selby take the A1041 Bawtry Road towards Camblesforth/Snaith. Turn left into Cedar Road, at the roundabout take the 2nd exit then turn left onto Staynor link. Turn left onto Bracken Way then continue onto Bracken Way where the property can be identified on the right hand side.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding : C

EPC Rating : B

AGENT NOTE

Washing machine, dishwasher and vegetable patches could be included subject to negotiation.

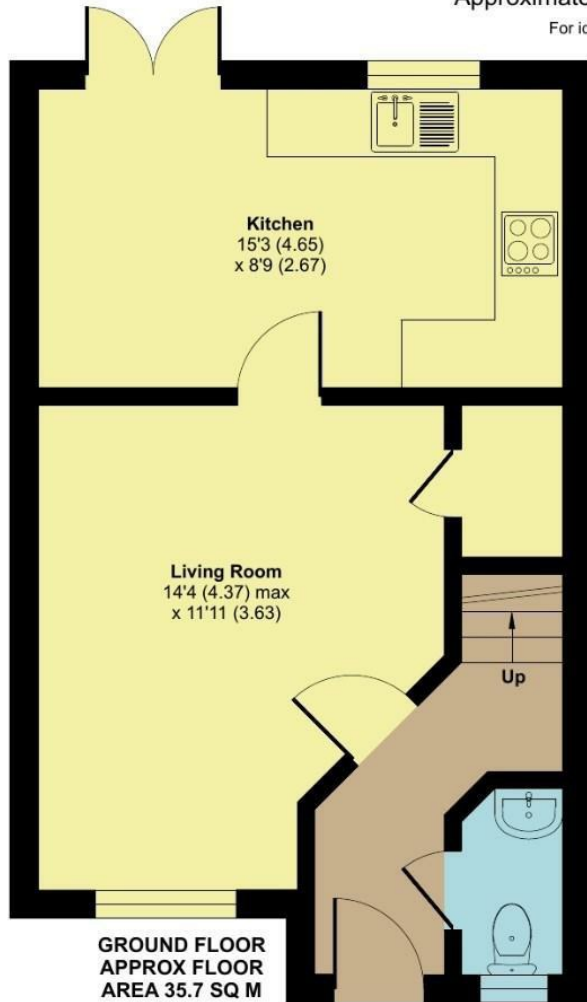
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

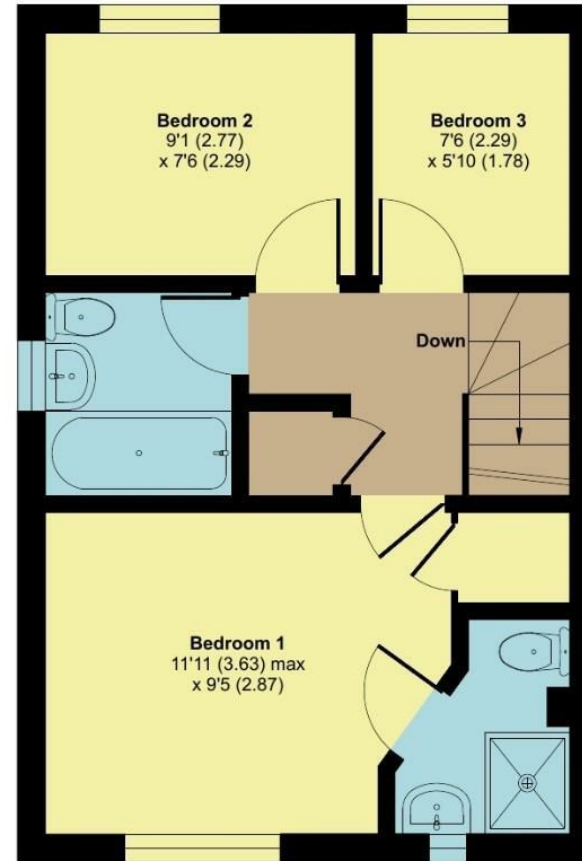
Bracken Way, Selby, YO8

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 35.7 SQ M
(385 SQ FT)**

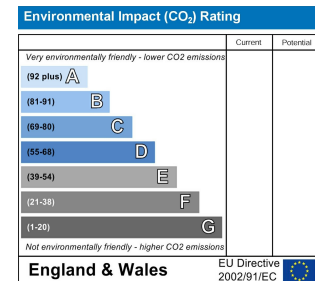
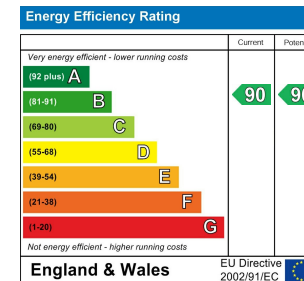


**FIRST FLOOR
APPROX FLOOR
AREA 34 SQ M
(367 SQ FT)**



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2024. Produced for Hunters Property Group. REF: 1116923





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