



HUNTERS[®]
HERE TO GET *you* THERE

20 Bracken Way, Selby, YO8 8GQ

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Offers Over £245,000

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.

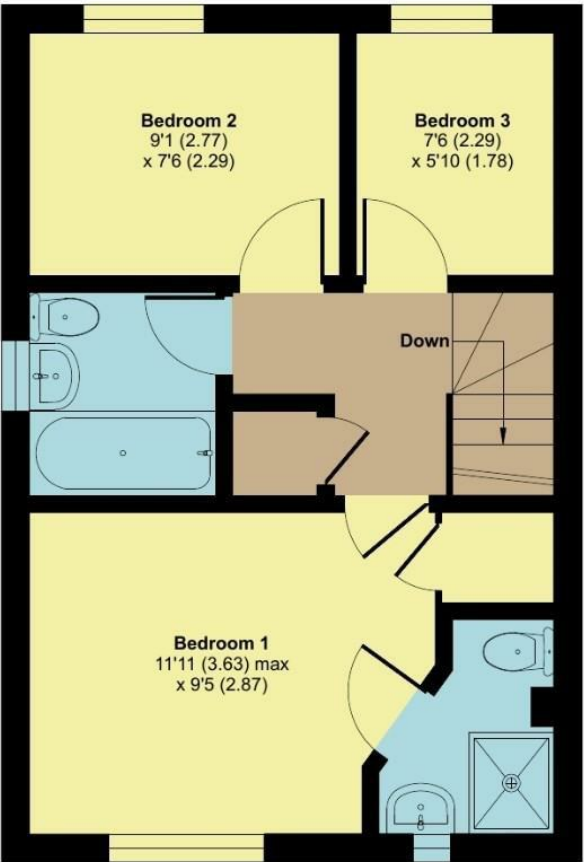
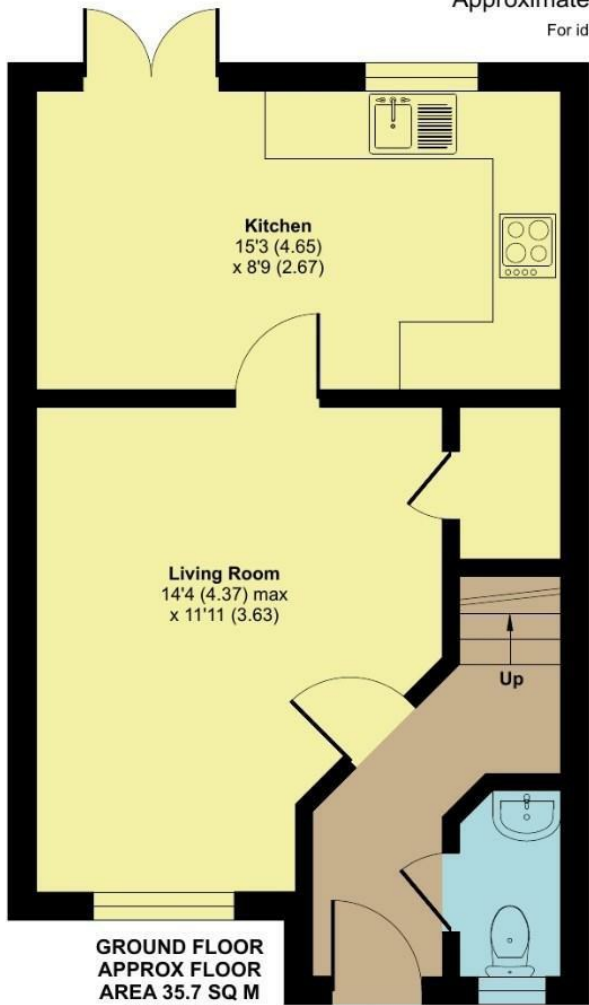
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Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(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 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		
England & Wales		
EU Directive 2002/91/EC		











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