

# HUNTERS®

HERE TO GET *you* THERE

1 Holme View, Selby, YO8 3AG

Guide Price £425,000

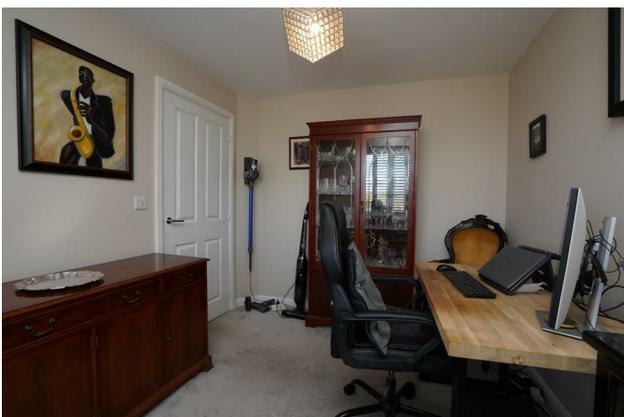
Property Images



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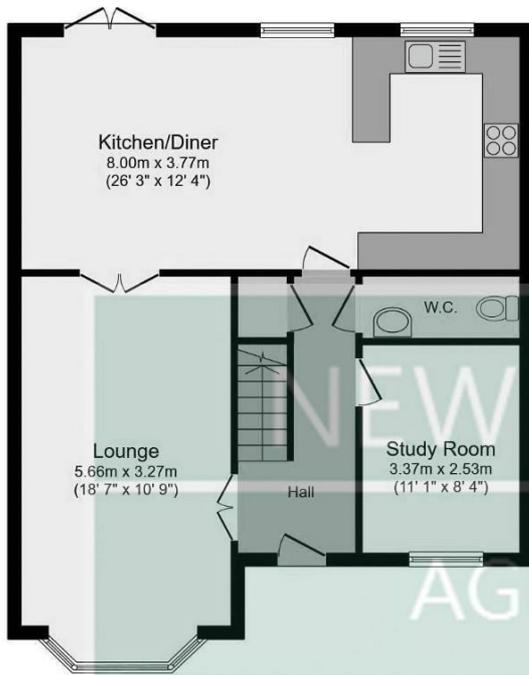


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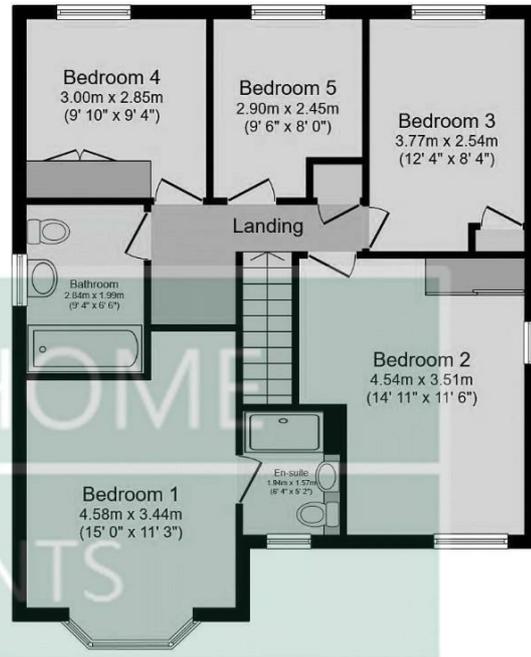
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## Property Images





**Ground Floor**

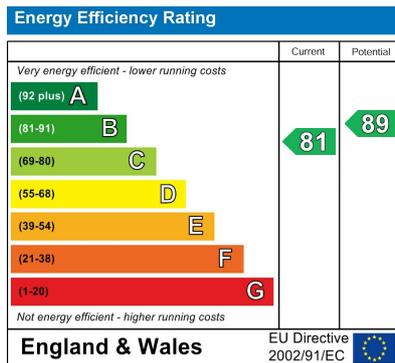


**First Floor**

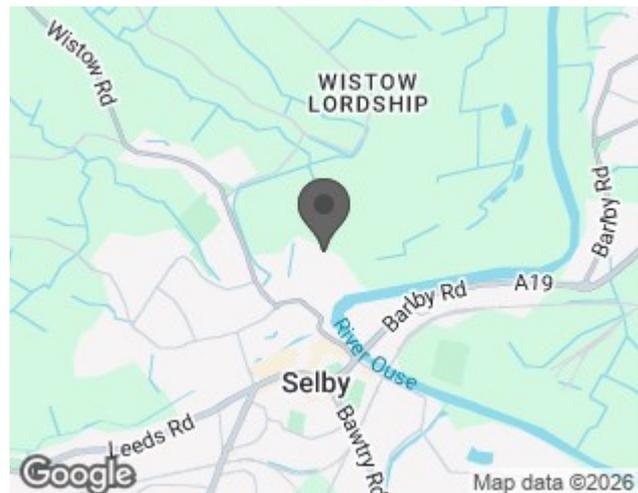
Total floor area 143.7 sq.m. (1,546 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

## EPC



## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## DESCRIPTION

Hunters (Selby) have pleasure in offering for sale this spacious five bedroom detached house offering modern family living in a popular location, within easy access to local amenities, excellent commuter routes and within walking distance of Selby town Centre. This stylish family home arranged over two floors is well presented and maintained throughout with gas central heating and UPVC double glazing and briefly comprises of a spacious entrance hall, downstairs cloakroom/w.c, study room, lounge and open plan kitchen/dining room to the ground floor. Stairs lead to the first floor giving access to bedroom one with en-suite, four further double bedrooms and a family bathroom. To the front the property there is a driveway at the side of the house leading to a detached garage. 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 riverfront. 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

## DIRECTION

From our Hunters office on Finkle Street turn left onto Micklegate. Follow the road round and take your 2nd right hand turn onto Coupland road. Continue along the road then turn right onto Holme View and the property can be identified by the Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : B