



HUNTERS[®]
HERE TO GET *you* THERE

2 Villa Fields, Snaith, Goole, DN14 9RP

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Offers Over £350,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well presented four bedroom home situated within the popular village of Snaith. The property benefits from a gas central heating system, double glazing windows, solar panels and briefly comprises dining room, downstairs cloakroom/w.c, kitchen, lounge and conservatory to the ground floor. To the first floor bedroom one with en-suite bathroom, three further bedrooms and family bathroom. To the front of the property there is a driveway with parking up to five cars that leads down the side of the house to a detached double garage with workshop space along with a garden laid to lawn with a mature tree. To the rear of the property there is a further garden laid to lawn with patio area with open countryside views and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week.

LOCATION

The ancient town of Snaith is located around seven miles south of Selby with convenient access to bus routes and railway station. It benefits from a huge range of amenities, including a library, a post office, a dental practice, a doctors' surgery, a pharmacy and a petrol station. It also has a co-op, and a brilliant variety of small retail, service and food outlets, including tea rooms, takeaways, restaurants and pubs. Education is provided in the town with both primary school and secondary school.

DIRECTIONS

Leaving Selby via Bawtry Road A1041 continue across the bypass travelling through Camblesforth, at the roundabout take the second exit to Carlton, travel through Carlton until you arrive in Snaith. At the roundabout take the second exit onto Shearburn Terrace/A645 then continue onto Pontefract Road. Take a left onto Saffron Drive then turn left onto Villa Fields where the property can be identified.

Material Information - Selby

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

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Approximate Area = 1364 sq ft / 126.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1436304.

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		









