



HUNTERS[®]
HERE TO GET *you* THERE

Wood View, 7 Selby Road, Camblesforth, Selby, YO8 8HY

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Asking Price £265,000

Hunters (Selby) are delighted to offer for sale this well-presented three-bedroom semi-detached home, ideally situated in the highly sought-after village of Camblesforth.

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well-presented three-bedroom semi-detached home, ideally situated in the highly sought-after village of Camblesforth. Benefitting from gas central heating and UPVC double glazing throughout, this property offers spacious and well-balanced accommodation. The ground floor briefly comprises a welcoming entrance hall, lounge, dining area, kitchen, utility, bathroom and workshop. To the first floor bedroom one features its own en-suite, complemented by two further bedrooms, Externally, the property enjoys a large driveway providing ample off-street parking. The front garden is mainly laid to lawn with established shrubs, well and mature shrub borders offering an added sense of privacy. To the rear, there is a low maintenance garden with patio area and summerhouse. Early viewing is highly recommended to fully appreciate the space and quality of accommodation on offer. Contact Hunters Selby, available seven days a week, to arrange your viewing.

LOCATION

Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway, hair salon and general store.

DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth where the property can be identified by our Hunters for sale board.

Material Information - Selby

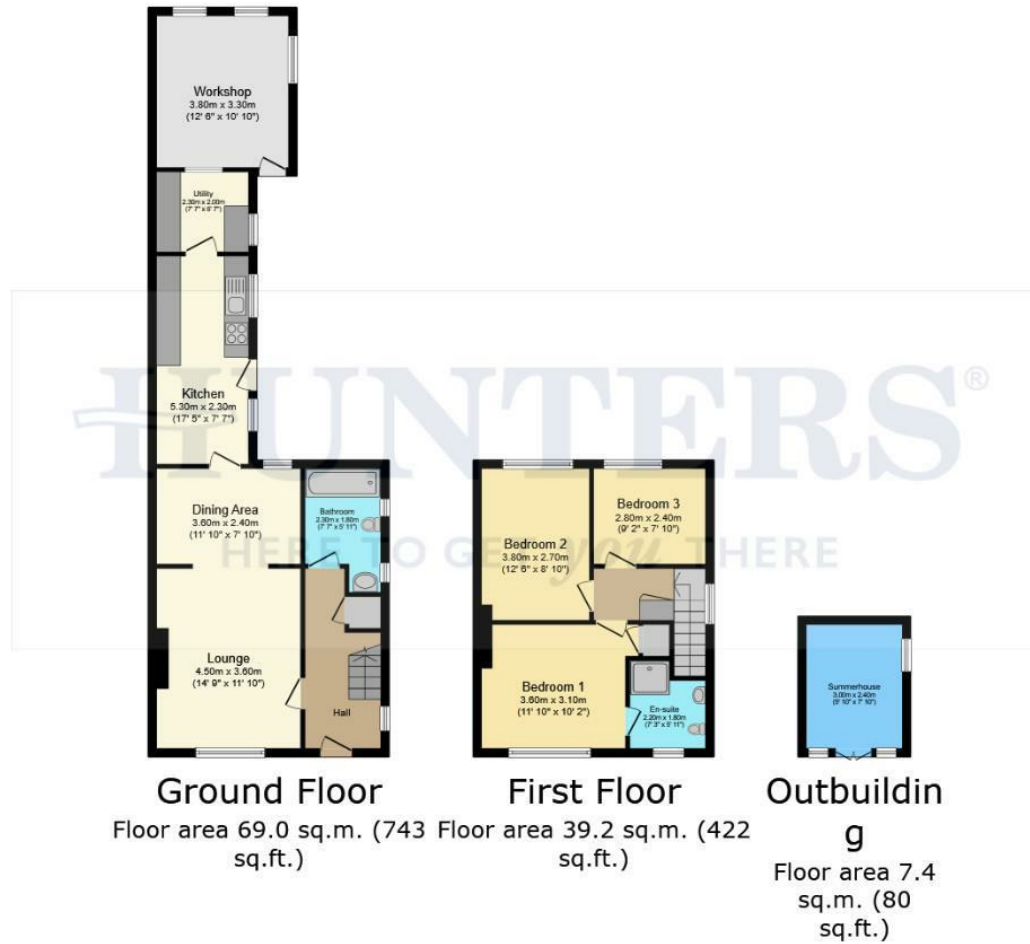
Tenure Type; Freehold

Council Tax Banding; A

EPC Rating : D

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

selby@hunters.com | www.hunters.com



Total floor area: 115.6 sq.m. (1,245 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	63	
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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