



HUNTERS[®]
HERE TO GET *you* THERE

51 Broadmanor, North Duffield, Selby, YO8 5RZ

HUNTERS
HERE TO GET *you* THERE

51 Broadmanor, North Duffield, Selby, YO8 5RZ

Offers In The Region Of £239,950

DESCRIPTION

Hunters Selby are delighted to offer for sale this three bedroom semi detached home located within the popular village of North Duffield. This home benefits from an LPG gas central heating system, UPVC double glazed windows and the property comprises entrance hall, lounge, downstairs cloakroom/w.c, kitchen, dining room and sun room to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the front of the property a block paved driveway leads down the side of the house to a garage along with parking for several vehicles. To the rear of the property there is a low maintenance garden with patio area, summerhouse 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

North Duffield is an attractive village with a good mix of period and modern properties which have been thoughtfully developed over the years. The village has local amenities, public house, play area and Playing Field. There is an excellent primary school close by. All main amenities can be found in either Selby or York. Selby lies approximately five miles South of the village and the Historic City of York lies approximately thirteen miles to the North. Good access to the A19, A64, M62, M18, A1/M1 trunk roads and trains to local areas and direct to London run from York, Selby and Howden.

DIRECTIONS

From Selby: From the town centre take the A19 signposted to York, turn right at the A163. Upon entering North Duffield, take the left hand turn onto Broadmanor and the property can be identified by the Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

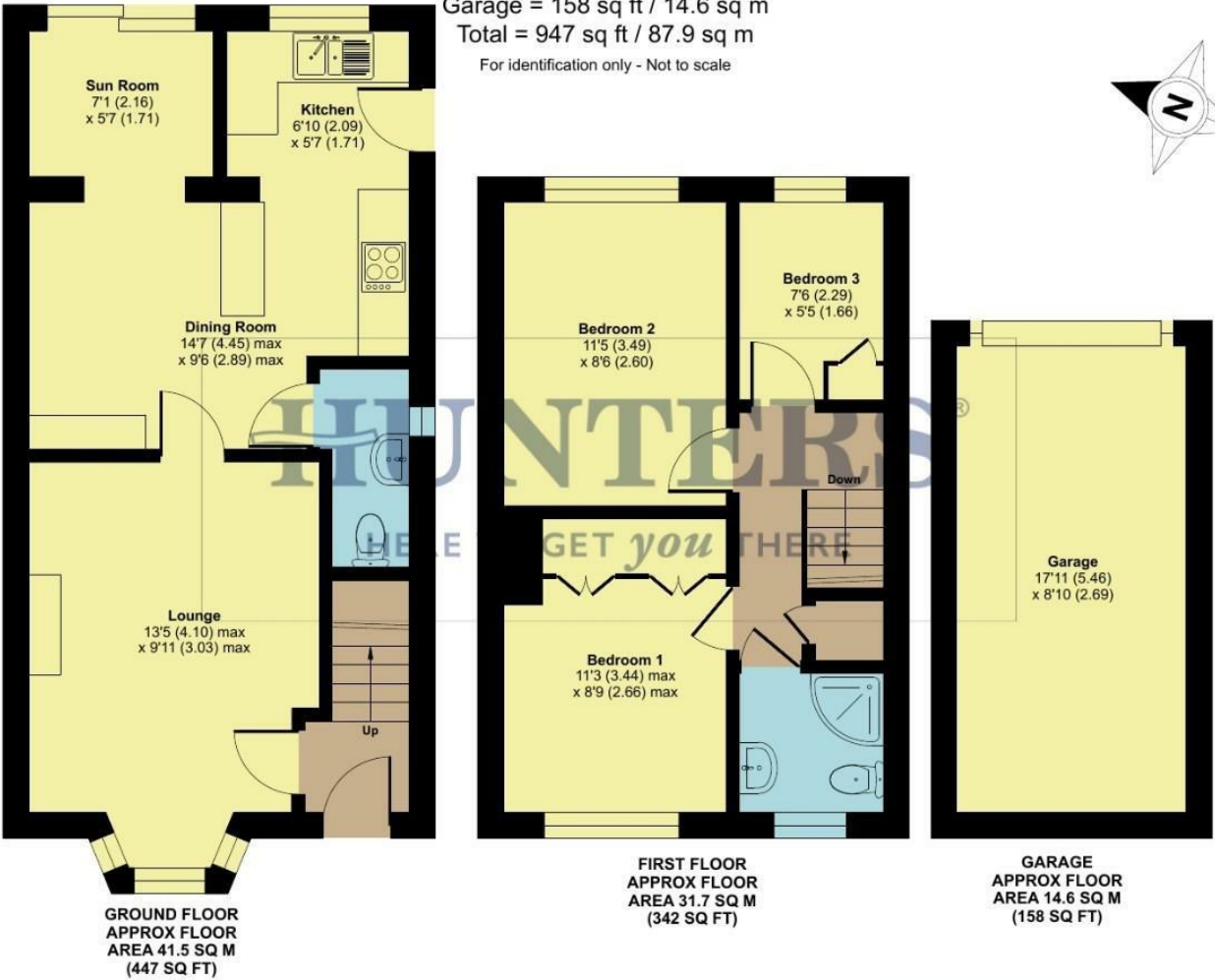
EPC Rating : D

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

selby@hunters.com | www.hunters.com

Broadmanor, North Duffield, Selby, YO8

Approximate Area = 789 sq ft / 73.3 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 947 sq ft / 87.9 sq m
For identification only - Not to scale



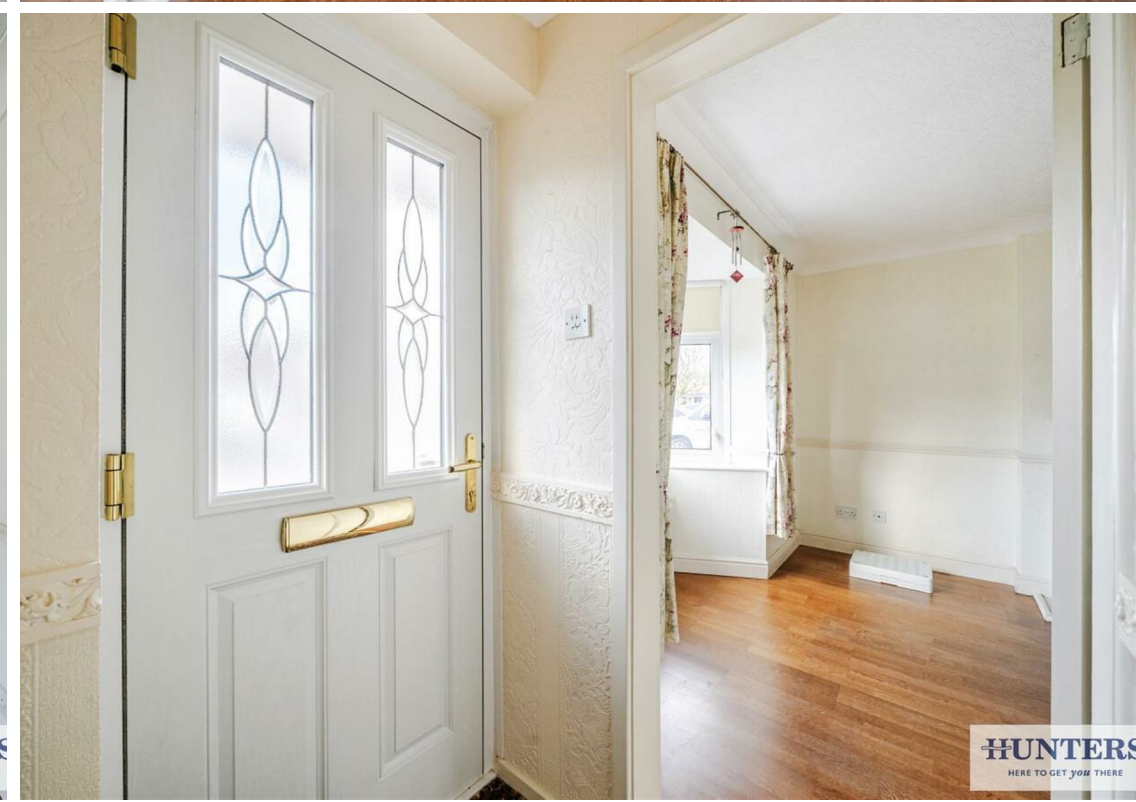
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1446674. 2026.



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		
	67	76
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		











HUNTERS
HERE TO GET *you* THERE