



**HUNTERS®**  
HERE TO GET *you* THERE

47 Bridle Walk, Selby, YO8 9DE

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# 47 Bridle Walk, Selby, YO8 9DE

## Offers Over £230,000

### DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented two bedroom semi detached bungalow situated within close proximity to Selby town Centre. The property benefits from a gas central heating system and UPVC double glazing and briefly comprises an entrance hall, lounge, dining room, kitchen, bathroom, bedroom one with en-suite and one further bedroom. To the front of the property there is a graveled driveway with parking for several vehicles. A further driveway leads down the side of the property to a garage. To the rear of the property there is a low maintenance garden laid to lawn 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

Selby Market town has a selection of shops, pubs, restaurants and a bustling market once a week. This property is ideally situated within easy walking distance of all local amenities including three main Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, Railway Station, Bus Station and the famous Selby Abbey. The city of York is approximately fourteen miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster with excellent road communications being A19, M62, A1041, A1 and M18.

### DIRECTIONS

From Selby town centre turn left at the traffic lights at the end of Gowthorpe, onto Brook Street, go over the roundabout, turn left onto Westbourne Road, left onto Croftway and then right onto Bridle Walk where the property can be identified by our Hunters For Sale Board.

### Material Information - Selby

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

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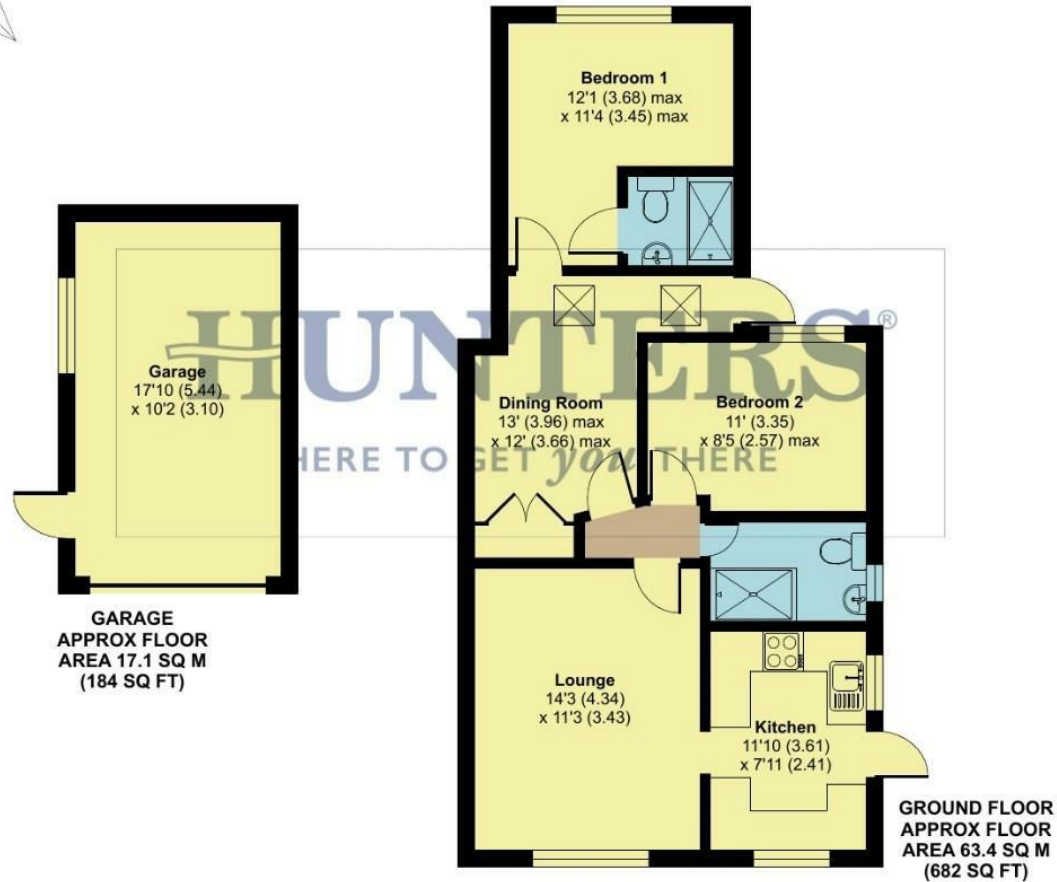
# Bridle Walk, Selby, YO8

Approximate Area = 682 sq ft / 63.4 sq m

Garage = 184 sq ft / 17.1 sq m

Total = 866 sq ft / 80.5 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: 1314544.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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