



HUNTERS[®]
HERE TO GET *you* THERE

11 Sycamore Mews, Selby, YO8 8RT

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Asking Price £445,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this large beautifully presented four bedroom detached home situated in the popular Staynor Hall development. The property is close to local amenities and with excellent commuter links. The property benefits from a new boiler with hive heating system, UPVC double glazing and comprises of new wooden flooring, a spacious entrance hall, downstairs cloakroom/w.c, lounge, open plan kitchen/dining room and utility room to the ground floor. To the first floor bedroom one and bedroom two both with en-suites along with two further double bedrooms with a further new family bathroom. To the front the property a driveway leads to an integral double garage with a garden laid to lawn. To the rear of the property there is a garden laid to lawn with patio area and new wooden 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

Sycamore Mews is situated within the Staynor Hall development just off Bawtry Road in Selby. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys, Morrisons supermarkets, Abbey Walk retail park and the market cross shopping centre, railway station and the famous Selby Abbey. The city of York is approximately 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

Leave Selby town Centre on the A1041 heading east. Go over the roundabout passing the retail park, take the second left onto Cedar Road. Take the next Right onto Sycamore Mews where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : C

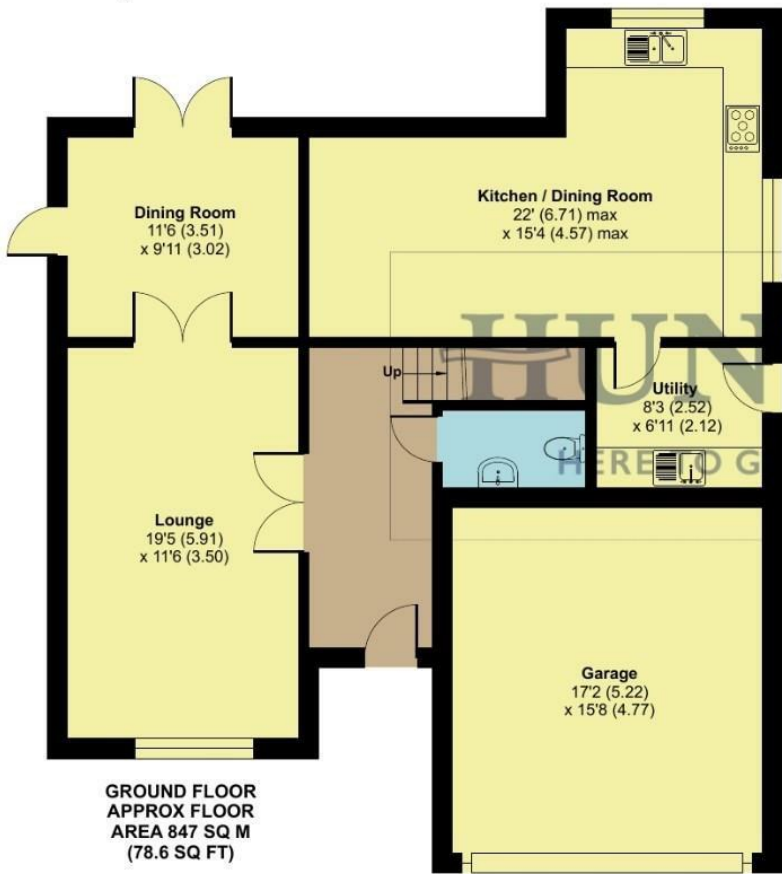
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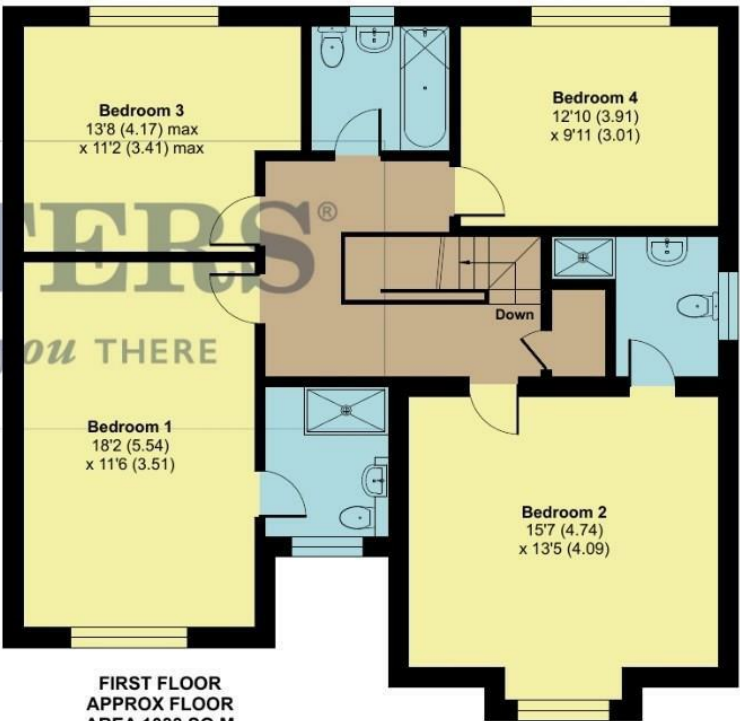
Sycamore Mews, Selby, YO8

Approximate Area = 1880 sq ft / 174.6 sq m
Garage = 264 sq ft / 24.5 sq m
Total = 2144 sq ft / 199.1 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 847 SQ M
(78.6 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 1033 SQ M
(95.9 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Hunters Property Group. REF: 1416815

