



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

22 George Street, Selby, YO8 5AH

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Asking Price £165,000

**DESCRIPTION**

Hunters Selby are delighted to offer for sale this well presented two bedroom mid terrace home situated within close proximity to Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a lounge, kitchen and family bathroom to the ground floor. To the first floor are two double bedrooms. Outside to the front is a courtyard style garden. To the rear of the property there is a low maintenance courtyard garden with garage 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 3 main Supermarkets, 3 schools in the area, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station (approximately 8 minute walk), bus station (bus stop at the end of the street) and the famous Selby Abbey. The city of York is only 14 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 plus excellent local rail links including direct to London.

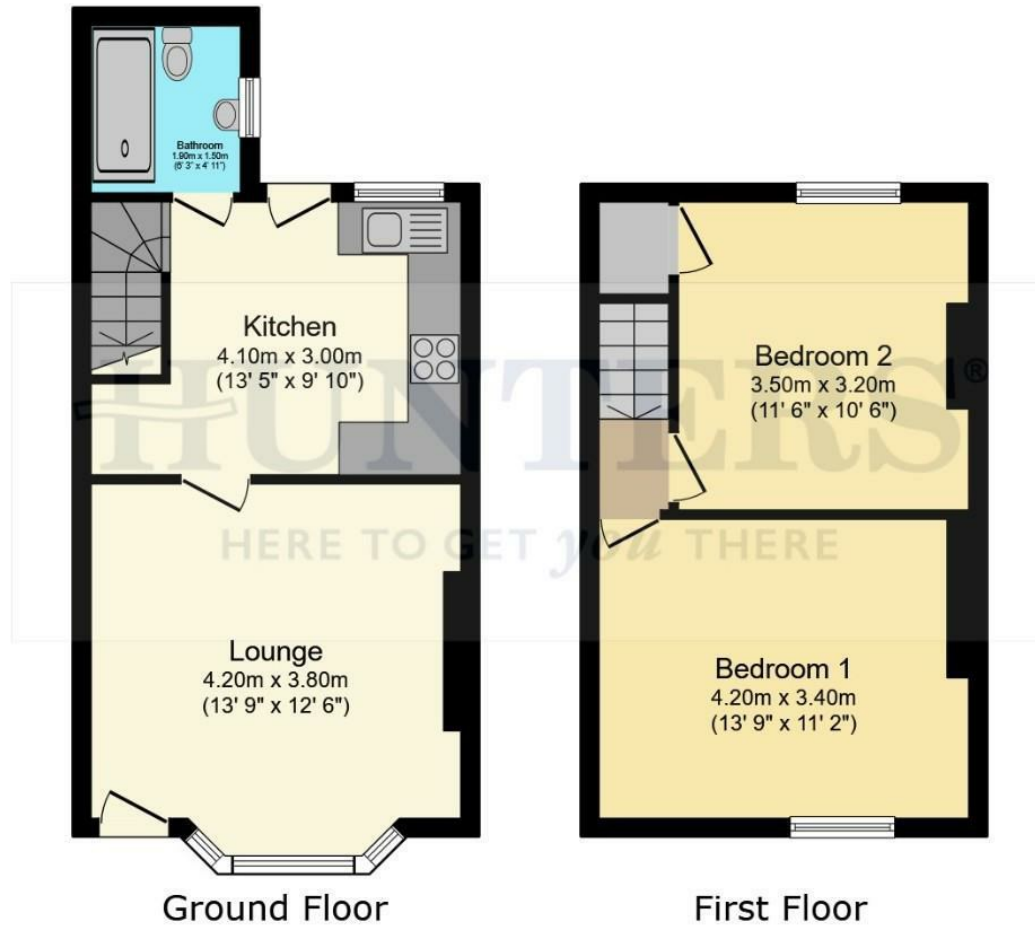
**DIRECTIONS**

From Hunters Selby office turn left onto the Toll Bridge which takes you onto Barlby Road then turn right onto George Street where the property can be identified by our Hunters for sale board.

**Material Information - Selby**

Tenure Type; Freehold  
Council Tax Banding; A  
EPC Rating : TBC

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com



Total floor area: 63.0 sq.m. (679 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](http://www.Propertybox.io)



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		
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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