



HUNTERS[®]
HERE TO GET *you* THERE

19 Chestnut Garth, Hemingbrough, Selby, YO8 6RB

HUNTERS
HERE TO GET *you* THERE

19 Chestnut Garth, Hemingbrough, Selby, YO8 6RB

Asking Price £260,000

Hunters (Selby) are delighted to offer for sale this three bedroom detached home situated within the popular village of Hemingbrough.

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this three bedroom detached home situated within the popular village of Hemingbrough. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises spacious entrance hall, kitchen and living/dining room to the ground floor. To the first floor there are three bedrooms, W.C. and separate bathroom. To the front of the property there is a graveled driveway and garden laid to lawn. To the rear of the property there is further garden laid to lawn with patio area, garage and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week.

LOCATION

The ancient village of Hemingbrough lies approximately 5 miles' south-east of Selby. The landscape in the immediate area is dominated by the beautiful 12th Century St Mary's Church located within the village. You can also find in the village a fish and chip shop, a Chinese, a bakery, a convenience store and a pair of pubs. Education is provided in Hemingbrough by the highly rated primary school, and there are convenient bus links to Selby and Goole.

DIRECTIONS

From the A19 take the turning signposted A63 Howden and continue to Hemingbrough and take a right onto Main Street, take the left hand turning into Water Lane, continue along this road then turn left onto Back lane then turn left onto Chestnut Garth where the property can be identified by our Hunters for sale board.

Material Information - Selby

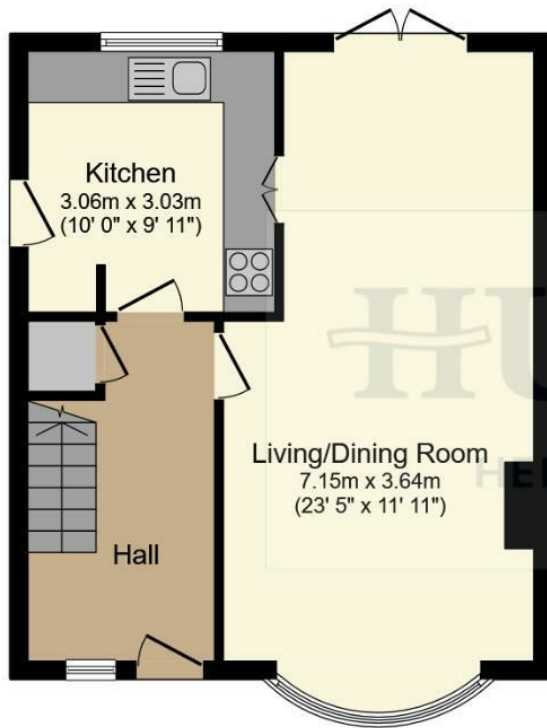
Tenure Type; Freehold

Council Tax Banding; C

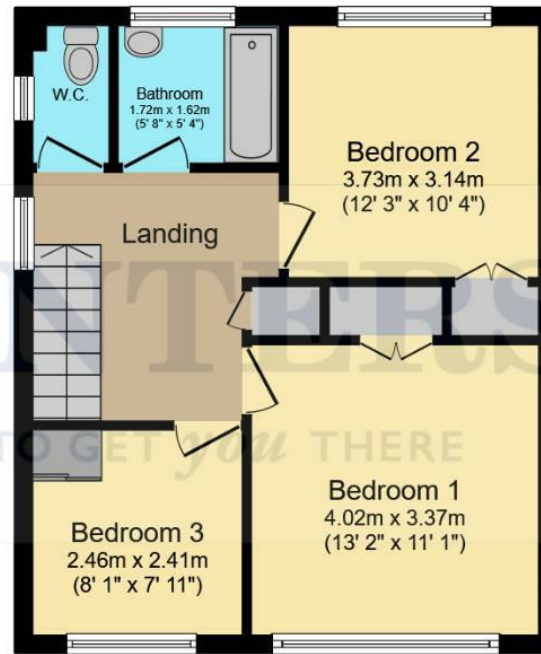
EPC Rating: TBC

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

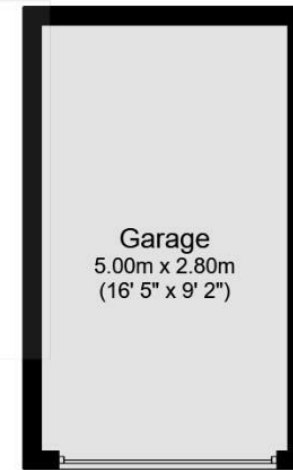
selby@hunters.com | www.hunters.com



Ground Floor



First Floor



Garage

Total floor area: 100.4 sq.m. (1,080 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

HUNTERS®
HERE TO GET *you* THERE

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		











HUNTERS
HERE TO GET YOU THERE