



HUNTERS[®]
HERE TO GET *you* THERE

4 Long Acre, Camblesforth, Selby, YO8 8GN

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Asking Price £315,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented individual semi detached four bedroom dorma bungalow situated within the popular village of Camblesforth. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, cloakroom/w.c, kitchen/dining room, lounge, bedroom three which could be used as a home office, and bedroom four which also could be used as a dining room to the ground floor. To the first floor there are two further double bedrooms and a family bathroom. To the front of the property there is allocated parking and a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with outbuilding, patio area and fencing around the perimeter. Viewing is highly recommended to appreciate the spacious accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway, hair salon and general store.

DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth. Take the left turn onto Brigg Lane then continue on Brigg Lane. Take a final right hand turn onto Long Acre 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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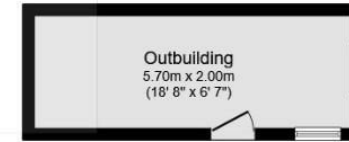
Ground Floor

Floor area 72.7 sq.m. (783 sq.ft.)



First Floor

Floor area 56.1 sq.m. (603 sq.ft.)



Outbuilding

Floor area 11.6 sq.m. (125 sq.ft.)

Total floor area: 140.4 sq.m. (1,511 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



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			
		76	85
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	











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