



HUNTERS[®]
HERE TO GET *you* THERE

3 Court Drive, Selby, YO8 4JJ

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Asking Price £410,000

DESCRIPTION

NO ONWARD CHAIN. Hunters Selby offers for sale this well presented four bedroom detached bungalow situated within one of the finest locations just off Leeds Road in Selby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge, dining room, kitchen, porch, four double bedrooms and a family bathroom. To the front of the property there is a blocked paved driveway leading to a double garage with parking for several vehicles. To the side of the property there is a generous sized garden laid to lawn, shrub borders and fencing around the perimeter. Viewing is 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 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 Selby town take the A63 Leeds Road, continue along Leeds Road then turn left onto Court Drive where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : D

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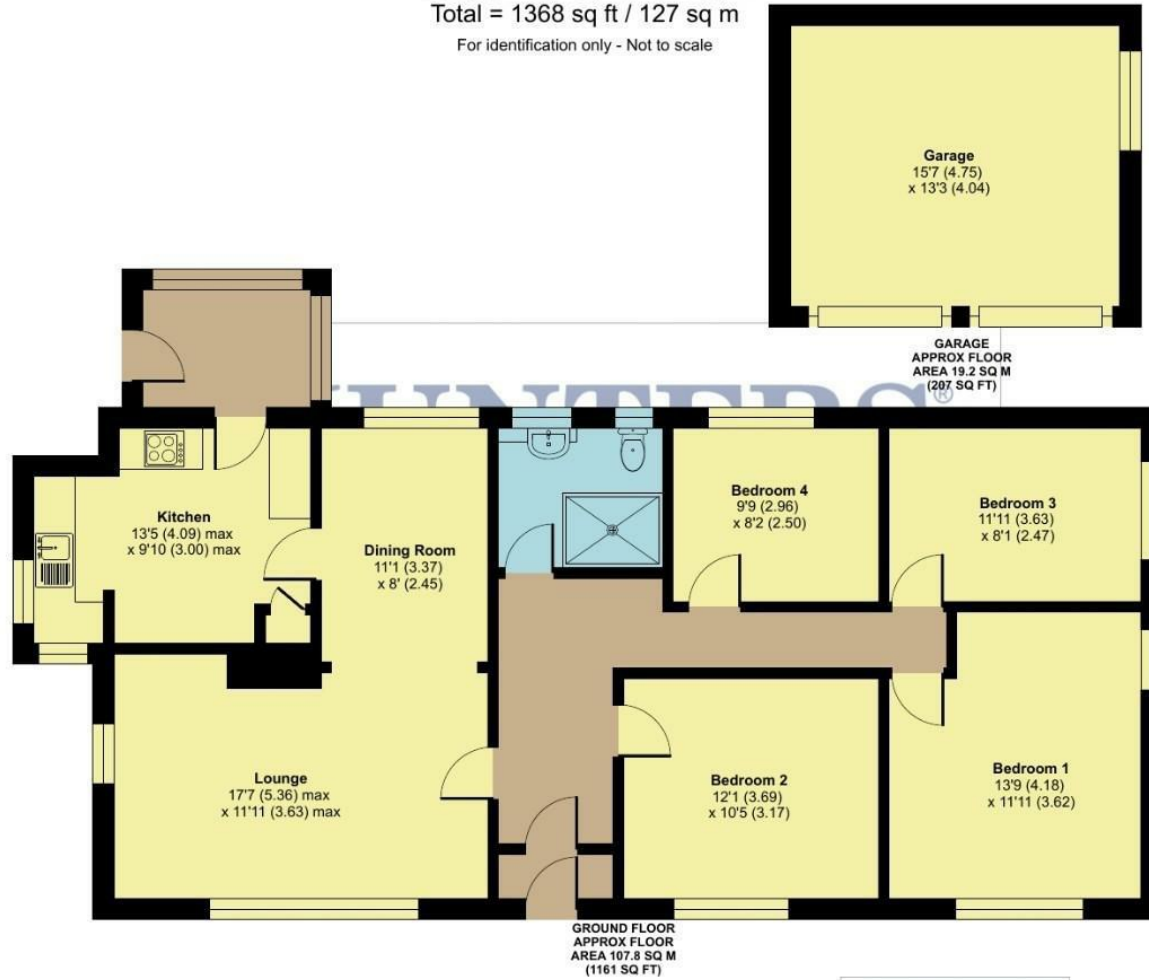
Court Drive, Selby, YO8

Approximate Area = 1161 sq ft / 107.8 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1368 sq ft / 127 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: 1485384

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
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