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25 Badgers Way, Cliffe, Selby, YO8 6

# 25 Badgers Way, Cliffe, Selby, YO8 6RN

## Offers In The Region Of £225,000

### DESCRIPTION

Hunters Selby are delighted to offer for sale this four bedroom townhouse situated in a cul-de-sac location in Cliffe. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a cloakroom/w.c, kitchen/dining room to the ground floor. To the first floor there is a lounge and bedroom and to the second floor there is three further bedrooms and a family bathroom. To the front of the property there is an integral garage. To the rear of the property there is a garden laid to lawn with shrubs border, patio area and a perimeter fence. Viewing is highly recommended to appreciate the accommodation on offer. Call Hunters Selby for viewing.

### LOCATION

Cliffe is an ideal village location situated on the A63 between Hemingbrough and Osgodby. The village has a primary school, play park, sports ground including tennis courts and a public house. The City of York is to the north. Selby is approximately four miles with local amenities including Tesco, Sainsburys and Matala. The Walk Retail Park and the Market Cross Shopping Centre and the railway station and not to mention the A63 by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster with major roads being A19, M62, A1041, A1 and M18.

### LOCATION

From Selby, take the A63 Howden Road. On entering the village of Cliffe take a left turn onto York Road and then York Way where the property can be identified by our Hunters for sale board.

### Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : C

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# Badgers Way, Cliffe, Selby

Approximate Area = 990 sq ft / 91.9 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

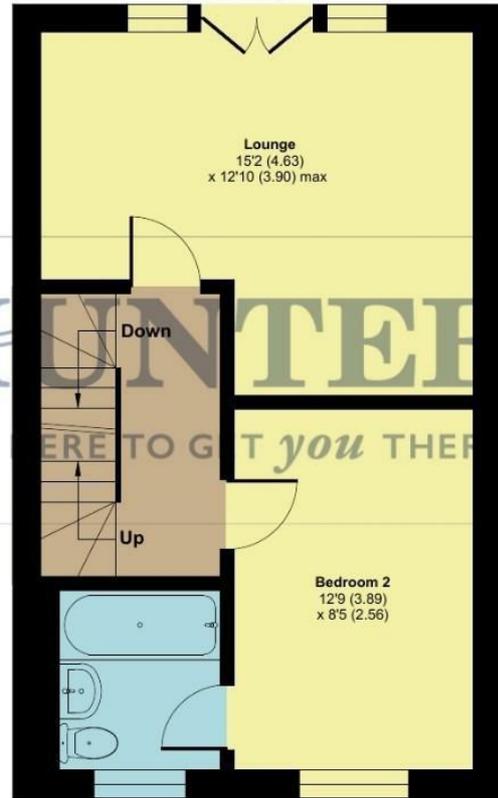
Garage = 134 sq ft / 12.4 sq m

Total = 1166 sq ft / 108.2 sq m

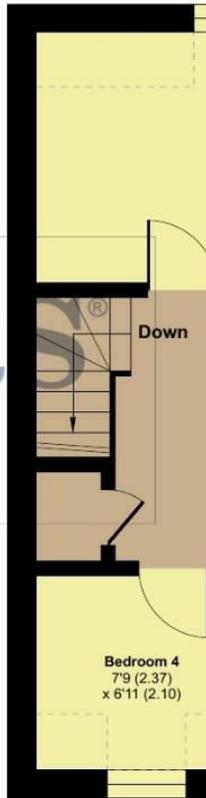
For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 22.1 SQ M  
(238 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 36.8 SQ M  
(397 SQ FT)



**SECOND FLOOR**  
APPROX FLOOR  
AREA 32.9 SQ M  
(355 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2026. Produced for Hunters Property Group. REF: 1423689





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