



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

4 Langdale Grove, Selby, YO8 9BQ

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# 4 Langdale Grove, Selby, YO8 9BQ

## Offers Over £200,000

### DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this two bedroom semi-detached home situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a lounge, kitchen bathroom and two double bedrooms. To the front of the property there is a driveway with parking for several vehicles leading to a single garage along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with shed, mature shrubs 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 town of Selby was originally settled during the Roman period, and since then has built a rich and varied history, from battles to the birth of King Henry I. The amenities of the town are comprehensive, including supermarkets, a hospital, several good schools at primary and secondary level, many pubs and restaurants, along with a bustling high street with its selection of shops. The town is also home to the beautiful Selby Abbey, founded in 1069. Another strong point of Selby is its excellent transport links, with bus links to all of the surrounding towns and cities and direct rail routes to London, Leeds, Manchester and York.

### DIRECTIONS

From Selby, take the A19 in the direction of Doncaster, heading forward onto Brook street continue forward going over a roundabout and level crossing. Turn left onto Westfield Road, turn right onto Long manns Hill Road then bear left onto Langdale Grove. The property will be identified by the Hunters for Sale board.

### Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; B  
EPC Rating : C

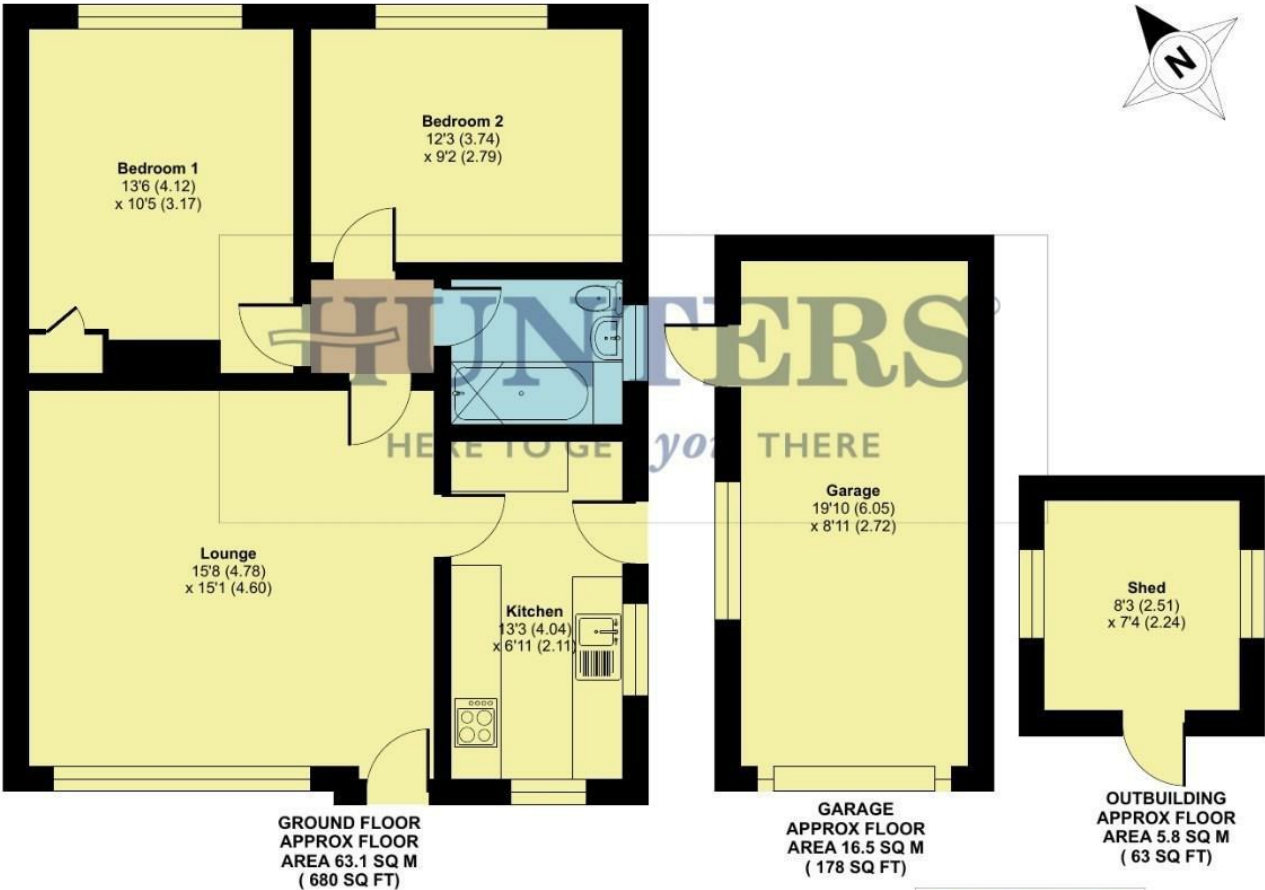
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# Langdale Grove, Selby, YO8

Approximate Area = 680 sq ft / 63.1 sq m  
Garage = 178 sq ft / 16.5 sq m  
Outbuilding = 63 sq ft / 5.8 sq m  
Total = 921 sq ft / 85.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.  
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