



**HUNTERS**<sup>®</sup>  
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2 The Chase, Snaith, Goole, DN14 9LQ

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### Offers In Excess Of £230,000

Hunters Selby are delighted to offer this well-presented semi-detached bungalow, ideally positioned on the edge of Snaith town centre with easy access to local amenities and commuter routes.

#### **DESCRIPTION**

Hunters Selby are delighted to offer this well-presented semi-detached bungalow, ideally positioned on the edge of Snaith town centre with easy access to local amenities and commuter routes. The accommodation briefly comprises an entrance via the side door leading into a modern kitchen-diner with breakfast bar. An inner hallway provides access to a ground floor bathroom, a well-proportioned main bedroom with fitted wardrobes, and a second bedroom. The lounge offers a comfortable living space and leads to the first floor, where there are two further bedrooms with Velux windows and an additional bathroom. Externally, the property benefits from off-street parking for multiple vehicles, along with a paved rear garden and a generous side garden, mainly laid to lawn with a decking area, ideal for outdoor use. This property offers a practical and versatile layout, making it suitable for a range of buyers. Contact Hunters Selby seven days a week for more information.

#### **LOCATION**

The ancient town of Snaith is located around seven miles south of Selby with convenient access to bus routes and railway station. It benefits from a huge range of amenities, including a library, a post office, a dental practice, a doctors' surgery, a pharmacy and a petrol station. It also has a co-op, and a brilliant variety of small retail, service and food outlets, including tea rooms, takeaways, restaurants and pubs. Education is provided in the town with both primary school and secondary school.

#### **DIRECTIONS**

Leaving Selby via Bawtry Road A1041 continue across Bypass travelling through Camblesforth, at roundabout take second exit to Carlton, travel through Carlton until you arrive in Snaith. Continue on Selby Road and at the roundabout take the right turn onto Pontefract Road, left onto Bourn Mill Balk Road then follow the road round and at the end of the road turn right onto South Parkway, then turn left onto The Chase where the property can be identified by our Hunters for sale board.

#### **Material Information - Selby**

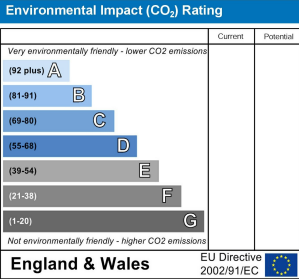
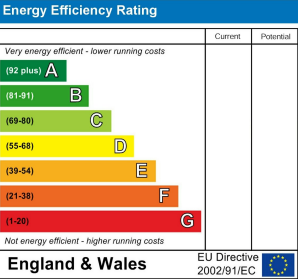
Tenure Type; Freehold

Council Tax Banding; B

EPC Rating: C

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