



HUNTERS[®]
HERE TO GET *you* THERE

Flat 9, 23 Westfield House Doncaster Road, Selby, YO8 9BT

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Asking Price £150,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well-presented two bedroom apartment, situated within close proximity to Selby town Centre, Offering well-proportioned accommodation, allocated parking this property is an excellent opportunity for first-time buyers, couples, investors or those looking to downsize. Upon entering the apartment, you are welcomed into a spacious entrance hall with lounge and kitchen. The property benefits from two generously proportioned double bedrooms, both offering comfortable and versatile accommodation, Family bathroom providing a practical and contemporary space. Externally, the property benefits from communal allocated parking, offering convenient off-road parking for residents. The apartment is ideally situated within walking distance of the town Centre with a range of local amenities and schools. The market town of Selby provides further shopping, leisure and recreational facilities, whilst excellent transport connections make the surrounding towns and cities readily accessible. Viewing is highly recommended to fully appreciate the accommodation and location 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, three outstanding high school academies, three primary schools within walking distance, high 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 fourteen miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster, London with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

From Selby Town Centre take the A19 Doncaster Road and the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Leasehold

Leasehold Years remaining on lease; 99 Years

Leasehold Service Charge & Ground rent charge - £565.13 payable every 6 months.

Council Tax Banding; B

EPC Rating : B

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Floor Plan

Total floor area: 59.0 sq.m. (635 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

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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		
(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		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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