



**HUNTERS®**  
HERE TO GET *you* THERE

88 Green Lane, Selby, YO8 9AW

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Offers Over £350,000

**DESCRIPTION**

Enjoying a corner plot. Hunters (Selby) are delighted to offer for sale this well presented three bedroom 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 of a porch, spacious entrance hall, lounge, dining room/kitchen, utility room and downstairs cloakroom/w.c, to the ground floor. To the first floor there are three double bedrooms and a family bathroom. To the front of the property there is a block paved driveway leading to the garage with parking for several vehicles. To the rear of the property is an attractive patio area along with a generous sized wrap around garden which is laid to lawn with mature trees, shrub borders and fencing around the perimeter. Viewing recommended comes 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. Close to Brayton College and Selby High School and also close to all local amenities including three supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station and the famous Selby Abbey. The city of York is only 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

**DIRECTIONS**

From Selby Town Centre take the A19 Doncaster Road in the direction of Doncaster, turn right into Green Lane where the property can be identified by our Hunters for sale board.

**Material Information - Selby**

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : E

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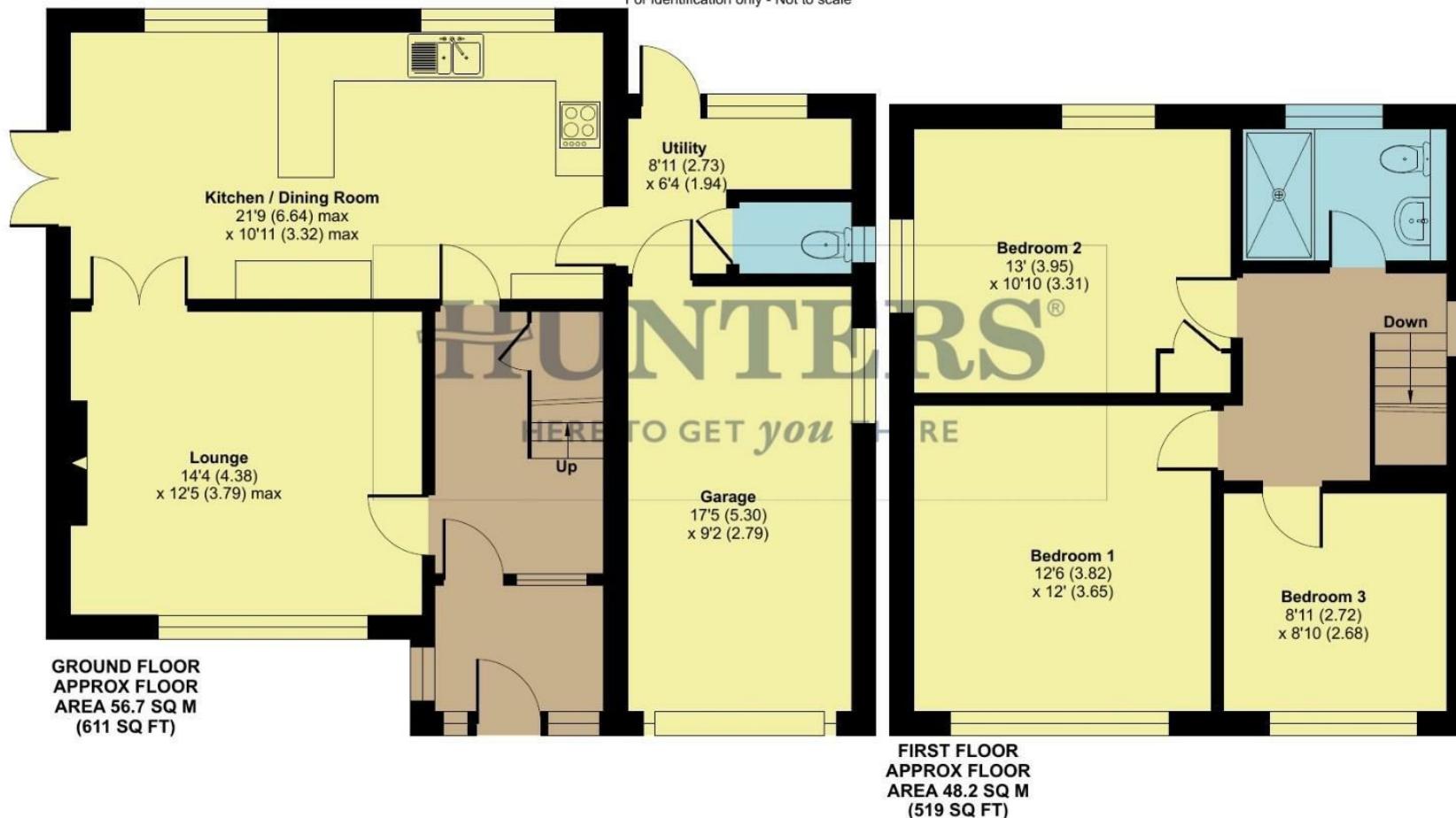
# Green Lane, Selby, YO8

Approximate Area = 1130 sq ft / 104.9 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1289 sq ft / 119.6 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). © n'checom 2026. Produced for Hunters Property Group. REF: 1400251



## 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		
	72	
	54	

## Environmental Impact (CO<sub>2</sub>) Rating

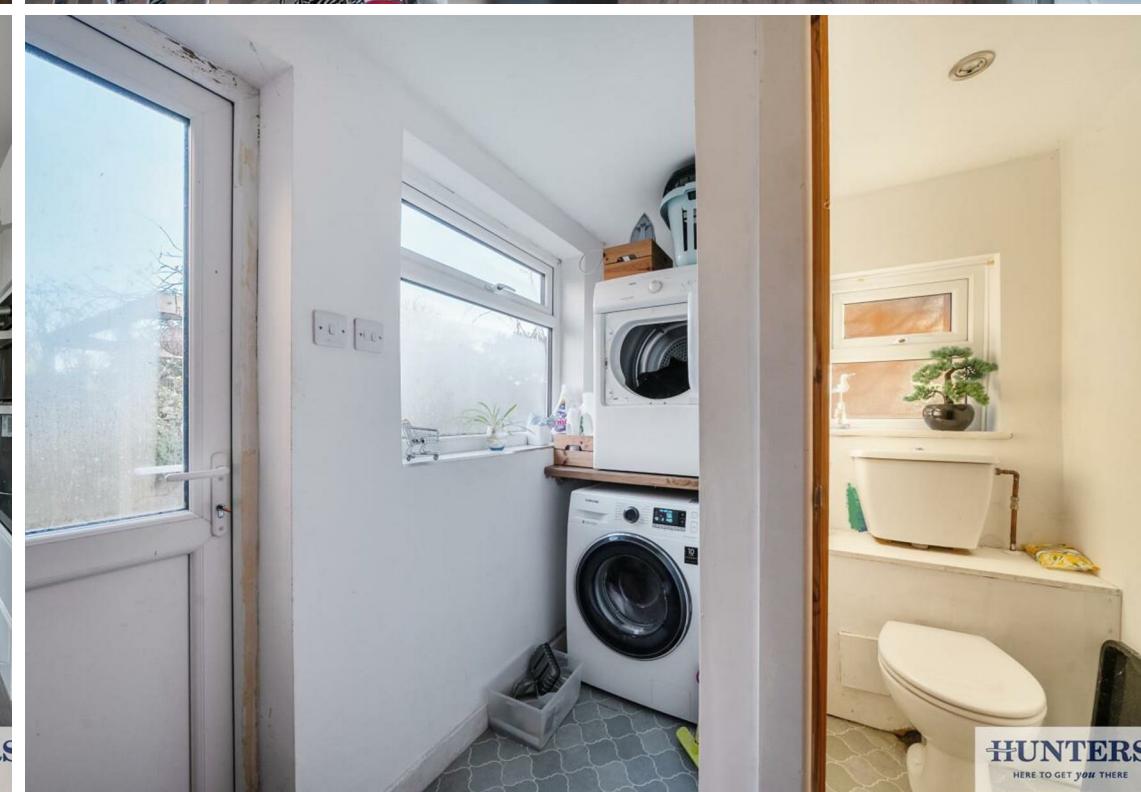
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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England & Wales

EU Directive 2002/91/EC

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