



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

1 Kiln Cottage, Cliffe Common, Selby, YO8 6EF

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# 1 Kiln Cottage, Cliffe Common, Selby, YO8 6EF

Asking Price £290,000

## DESCRIPTION

\*Generous plot\* Hunters Selby are delighted to offer for sale this three bedroom semi detached home location within Cliffe Common in Selby. The property benefits from a LPG central heating system, double glazing and briefly comprises an entrance hall, modern fitted open plan kitchen/dining room with log burning stove, reception room, snug and downstairs cloakroom/w.c. to the ground floor. To the first floor bedroom one has en-suite bathroom and build in wardrobes, two further bedrooms and a family bathroom with storage. To the second floor there is a loft room creating a great space for a snug or office. Outside the property there is a generous sized wrap around garden with driveway which offers plenty of parking leading to a double garage along with mature shrub borders, shed and fencing around the perimeter. Viewing is highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

## LOCATION

Cliffe common is approximately 4 miles from Selby with local amenities including supermarkets, Abbey Walk Retail Park, the Market Cross Shopping Centre and the railway station and not to mention the famous Selby Abbey. 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, the City of York stands approximately thirteen miles to the north.

## DIRECTIONS

From the A19 York to Selby Road, take the turning signposted towards Osgodby take the left hand turn onto Sand Lane, continue and take the left hand turn onto South Duffield Road, continue along this road onto Moor Lane then turn left onto Lowmoor Road where the property can be identified by our hunters for sale board.

## Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

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# Cliffe Common, Selby, YO8

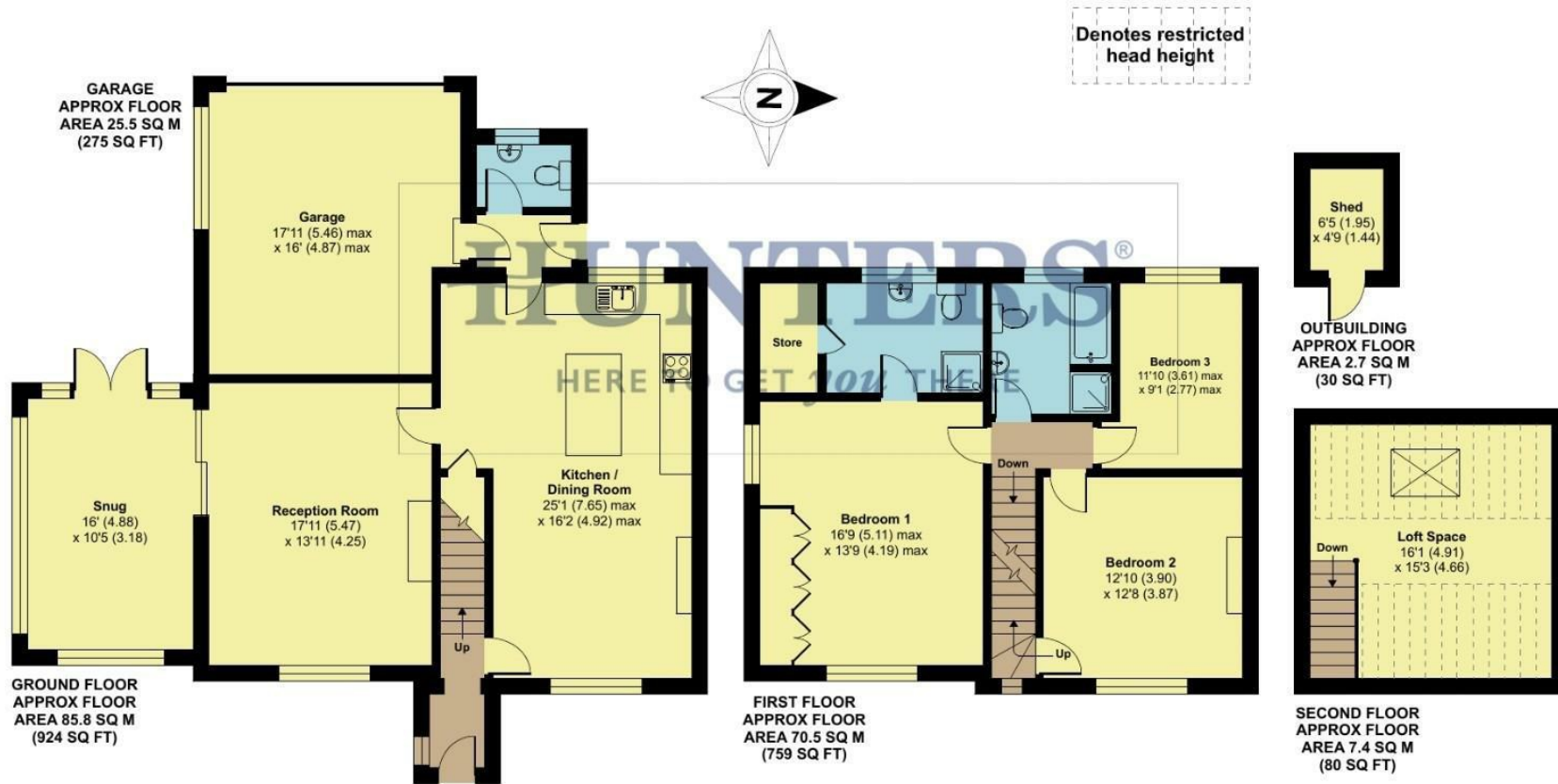
Approximate Area = 2038 sq ft / 189.3 sq m (includes garage)

Limited Use Area(s) = 167 sq ft / 15.5 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 2235 sq ft / 207.6 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). © nlichecom 2024. Produced for Hunters Property Group. REF: 1249814.

