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# Gowthorpe, Selby

## Asking Price £265,000



### DESCRIPTION

**NO ONWARD CHAIN.** This is an excellent opportunity to purchase a freehold property with a three bedroom flat situated within the heart of Selby town centre.

Occupying an excellent high street position the property briefly comprises to the ground floor nail bar, kitchen and W.C. To the first floor a lounge, kitchen, two bedrooms with en-suite. To the second floor a further bedroom. The property benefits from a gas central heating system and sealed unit double glazing. Call Hunters Selby, seven days a week to book a viewing.

### 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. It is constantly expanding, with many residential and commercial developments around the edges of the town, as well as housing redevelopments on the river front. The amenities of the town are comprehensive, including four 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

The property is located on Gowthorpe in Selby town Centre

### Material Information - Selby

Tenure Type; Freehold

A new lease has been signed a for 5 years which commenced last November.

The rent for the flat is currently 845pcm

The property has flying freehold over Little Miss Muffins.

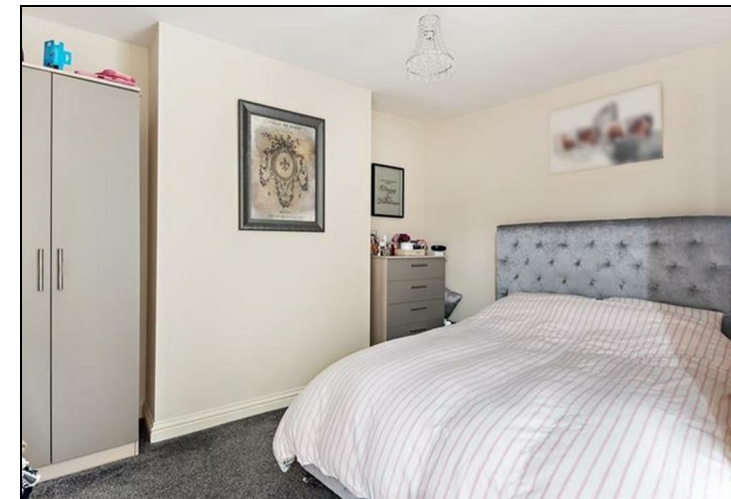
The flat has separate excess down the side with a rear courtyard.

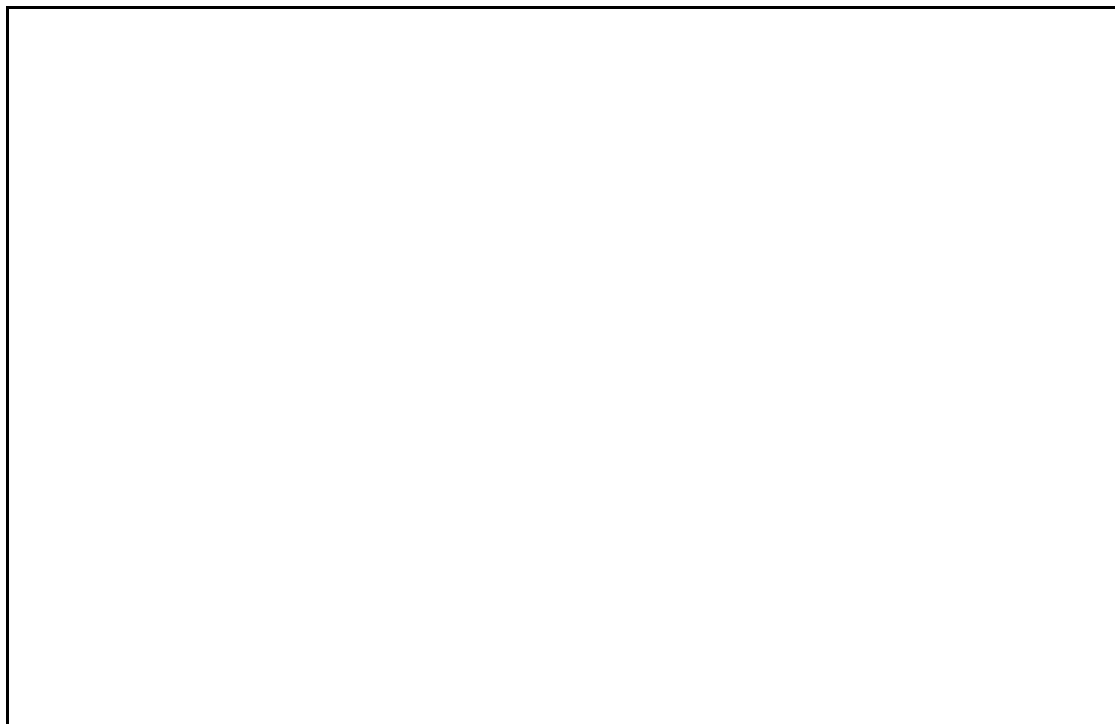
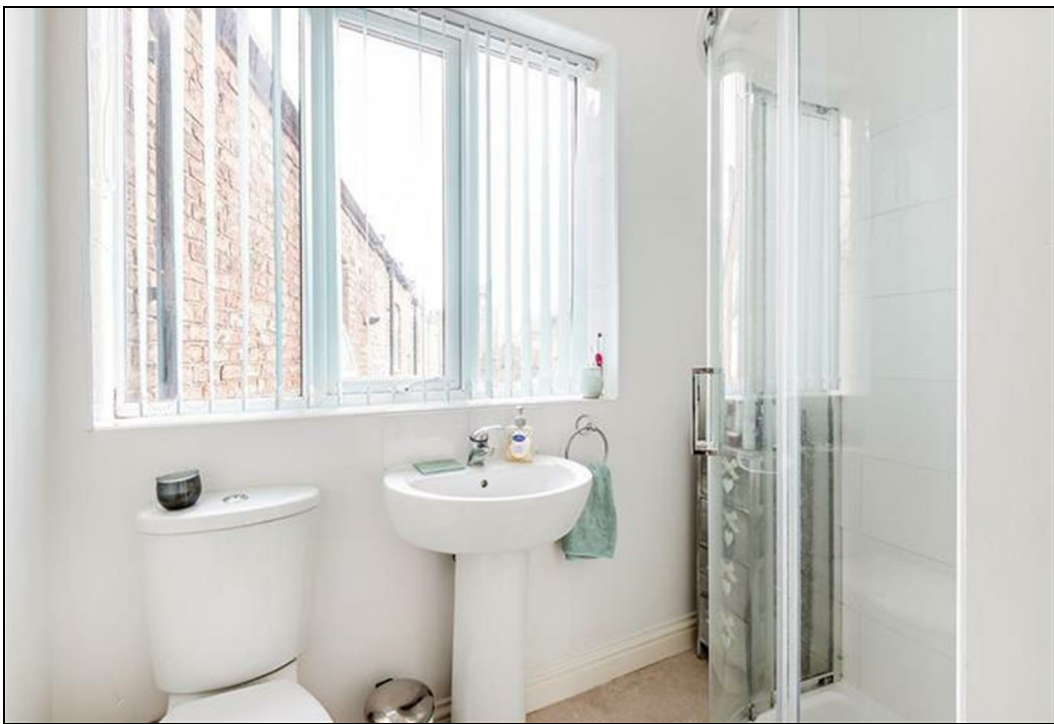
23 Finkle Street, Selby, North Yorkshire, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com



## KEY FEATURES

- FREEHOLD OPPORTUNITY
- NO ONWARD CHAIN
- THREE BEDROOM FLAT
- SELBY TOWN CENTRE LOCATION
- FLYING FREEHOLD OVER LITTLE MISS MUFFINS
- THE FLAT HAS SEPERATE EXCESS DOWN THE SIDE WITH A REAR COURTYARD

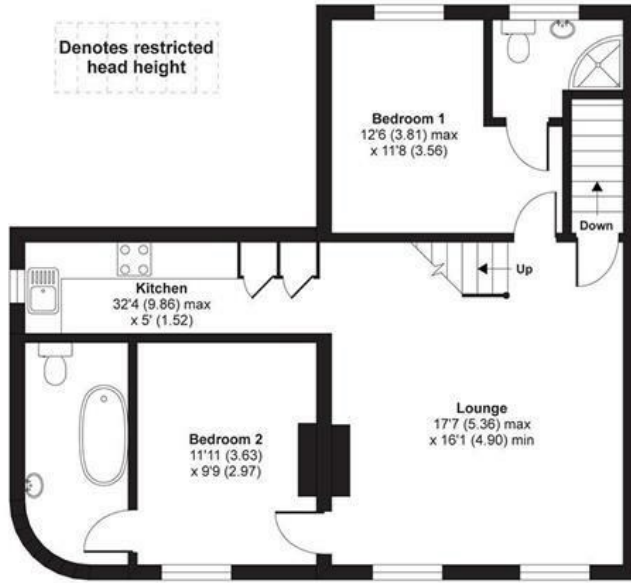




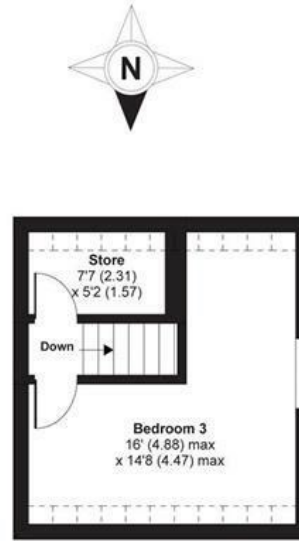
# Gowthorpe, Selby, YO8



**GROUND FLOOR**  
APPROX FLOOR  
AREA 41.4 SQM  
(446 SQFT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 71.7 SQM  
(772 SQFT)

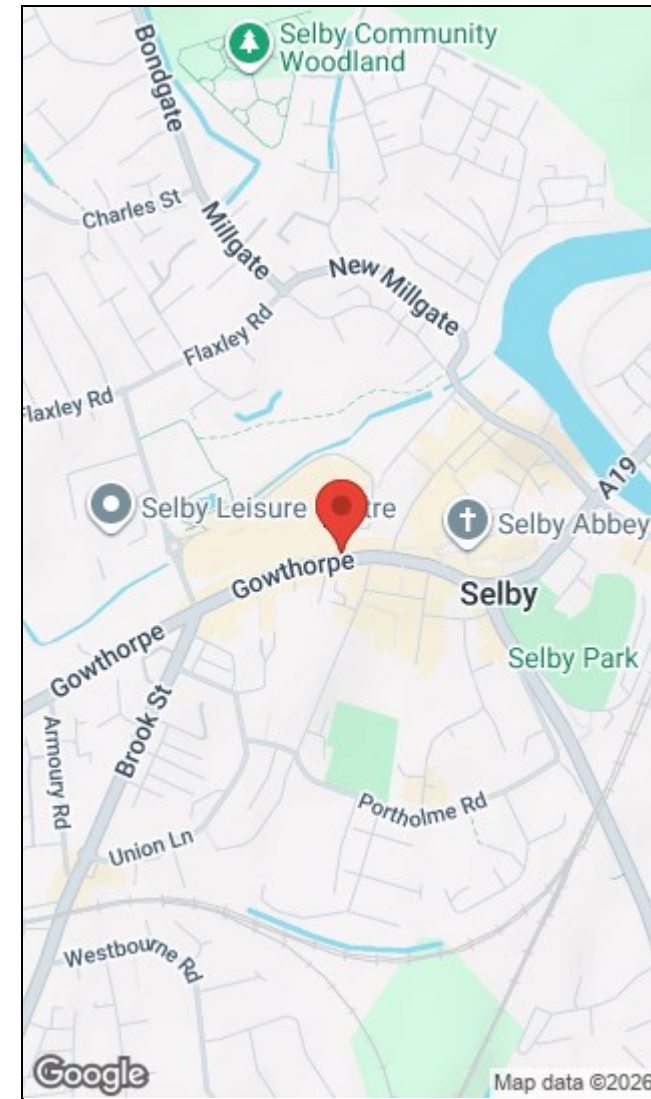


**SECOND FLOOR**  
APPROX FLOOR  
AREA 19.1 SQM  
(206 SQFT)

**APPROX. GROSS INTERNAL FLOOR AREA 1424 SQ FT 132.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	64		
	51		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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