



HUNTERS[®]
HERE TO GET *you* THERE

Springfield, Wand Lane, Hensall, DN14 0RF

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Offers In Excess Of £325,000

Hunters (Selby) are pleased to present this well-presented three-bedroom detached bungalow, situated in the popular village of Hensall. The property offers comfortable and practical living accommodation and benefits from gas central heating and UPVC double glazing.

DESCRIPTION

Hunters (Selby) are pleased to present this well-presented three-bedroom detached bungalow, situated in the popular village of Hensall. The property offers comfortable and practical living accommodation and benefits from gas central heating and UPVC double glazing. The layout briefly comprises a kitchen/diner, a bright lounge, three bedrooms, a shower room, and a conservatory to the rear. Outside, the property features a driveway to the front providing off-street parking for several vehicles and access to a garage of brick construction with an electrically operated roller shutter door. . To the rear, there is an enclosed garden, mainly laid to lawn, with a patio area and a selection of shrubs, all surrounded by fencing. Contact Hunters Selby seven days a week to book a viewing.

LOCATION

The village of Hensall is located 7 miles to the South of Selby and 16 miles to the North of Doncaster. Its amenities includes two churches, two children's playgrounds, and an Italian restaurant. Education is provided within the village at a primary level, with secondary education provided at the nearby Snaith School, which has a dedicated bus service from Hensall. These schools are both rated "good" by Ofsted. The village has bus links to Pontefract, Selby and Wakefield, along with rail links to Goole.

DIRECTIONS

From Selby town Centre head south west towards the A19 onto Doncaster Road. Follow the A19 and take your left hand turn onto Wand Lane follow the road and the property can be identified on the right hand side by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating: D

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Floor Plan
Floor area 100.1 sq.m. (1,078 sq.ft.)

Garage
Floor area 20.0 sq.m.
(216 sq.ft.)

Total floor area: 120.2 sq.m. (1,294 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		83
(69-80) C		
(55-68) D	67	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		











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