



**HUNTERS**<sup>®</sup>  
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2 Pear Tree Avenue, Long Drax, Selby, YO8 8NQ

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# 2 Pear Tree Avenue, Long Drax, Selby, YO8 8NQ

## Offers In The Region Of £220,000

Hunters Selby are delighted to offer this well-presented three-bedroom semi-detached home, situated in the highly sought-after village of Long Drax.

### **DESCRIPTION**

Hunters Selby are delighted to offer this well-presented three-bedroom semi-detached home, situated in the highly sought-after village of Long Drax. The property briefly comprises an inviting entrance hall, a spacious lounge, a kitchen, a convenient WC, and a useful utility/washroom to the ground floor. Upstairs, the first floor features three generously sized bedrooms and a contemporary shower room. Externally, the property boasts a front garden laid to lawn, along with a driveway providing off-street parking for multiple vehicles. To the rear, there is a substantial enclosed garden, mainly laid to lawn with fencing around the perimeter, offering an ideal space for outdoor entertaining and family use. This property presents an excellent opportunity for families or buyers seeking a comfortable home in a popular village location. Viewing comes highly recommended to appreciate the accommodation on offer. This attractive property is offered with vacant possession and no onward chain, making it an excellent opportunity for a smooth and hassle-free purchase. The home has been thoughtfully updated, including a new kitchen and shower fitted in 2024, along with upgraded and certified electrics completed the same year. In 2025, the house was fully repointed in August, with the external walls subsequently treated with Stormguard for enhanced durability and weather protection. Further improvements include new lintels installed to the kitchen and front room windows in November 2025, and the loft was re-insulated in 2024 to current guidelines, improving energy efficiency. Externally, the property benefits from a new Dove Grey limestone gravel driveway laid in September 2025, adding to its overall kerb appeal. Call Hunters Selby seven days a week to book a viewing.

### **LOCATION**

Long Drax is a small riverside hamlet located conveniently for the motorway networks and ideally placed for access to the Historic town of Selby and all the amenities this market town has to offer.

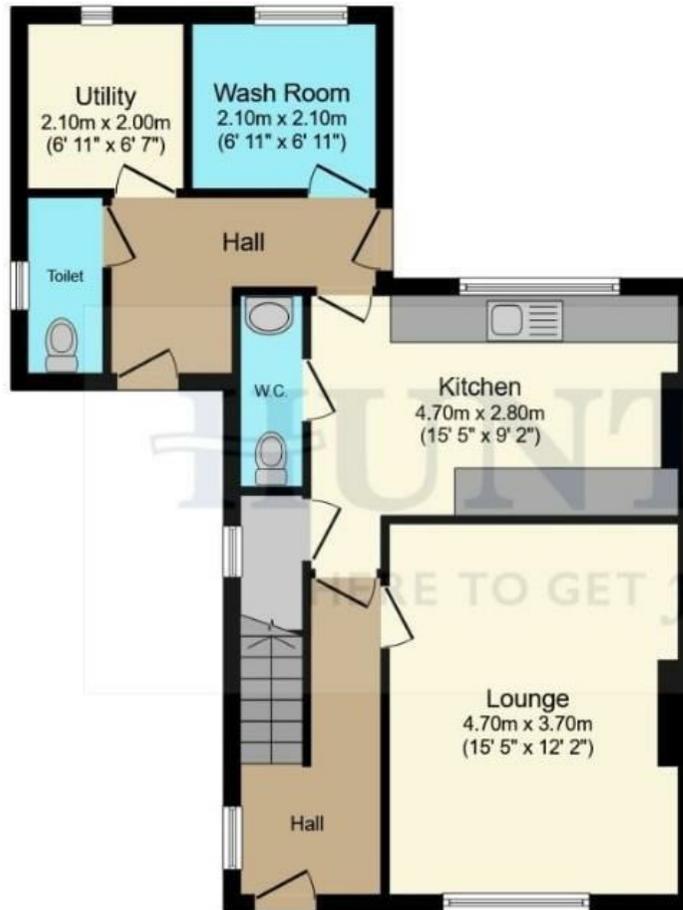
### **DIRECTIONS**

From Selby take the A1041 until reaching the roundabout in Camblesforth. Take the left turn in the direction of Drax then left at the next roundabout in the direction of Long Drax. Bear right onto Pear Tree Lane and the property is located on the left just before the T junction and can be identified by the Hunters For Sale board.

### **Material Information - Selby**

Tenure Type; Freehold  
Council Tax Banding; A  
EPC Rating: E

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
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### Ground Floor

Floor area 60.6 sq.m. (652 sq.ft.)



### First Floor

Floor area 42.6 sq.m. (458 sq.ft.)

Total floor area: 103.2 sq.m. (1,111 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](http://www.Propertybox.io)



| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 45                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
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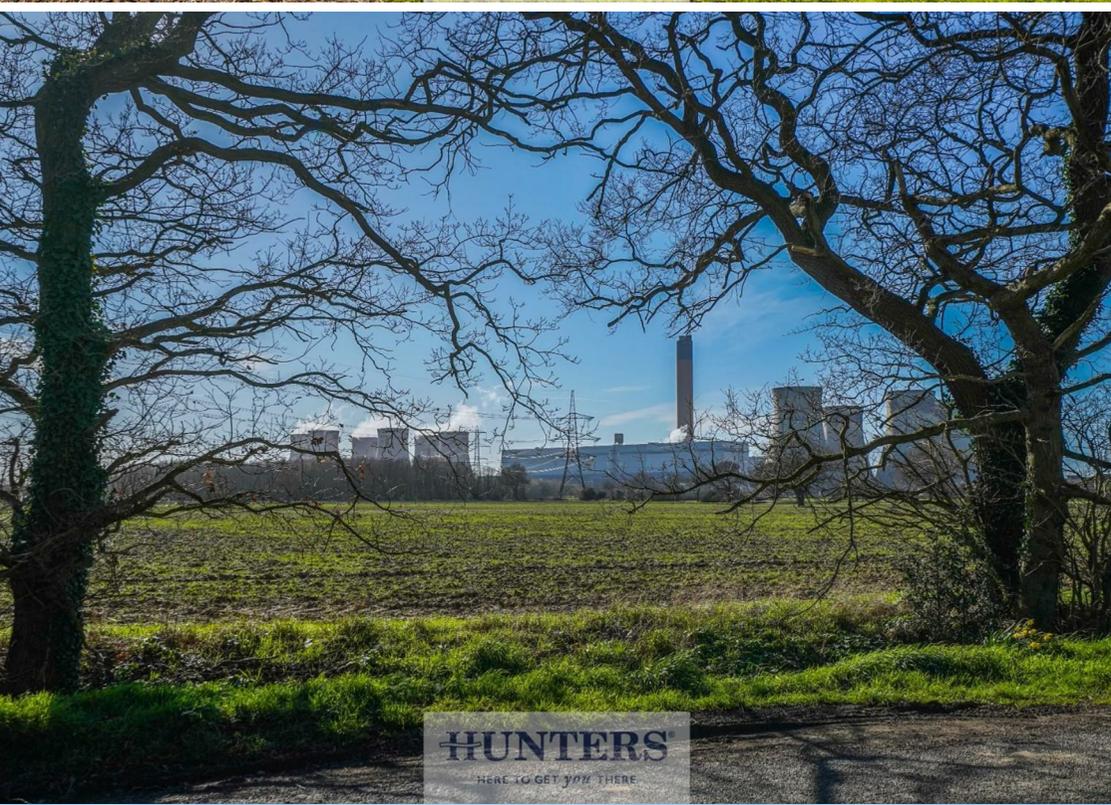


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