



HUNTERS[®]
HERE TO GET *you* THERE

Ash Lodge Newland, Selby, Yorkshire, YO8 8PS

HUNTERS[®]
HERE TO GET *you* THERE

Ash Lodge Newland, Selby, Yorkshire, YO8 8PS

Asking Price £475,000

DESCRIPTION

Situated within approximately an acre, offered with NO ONWARD CHAIN – Ash Lodge is a deceptively spacious four-bedroom detached property in need of some modernisation. The property benefits from an oil central heating system and double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c., kitchen, dining room, lounge and conservatory (19'10" x 12'4") to the ground floor. To the first-floor bedroom one with en-suite, three further bedrooms and a bathroom. Outside a blocked paved driveway leads to a double garage. Mature gardens to the front and rear. Call Hunters Selby, seven day a week to book a viewing.

LOCATION

Ash Lodge is located in the peaceful village of Newland. Nearby villages of Camblesforth and Snaith are served by a number of highly regarded primary and secondary schools eg. Drax (Read Private School), Carlton and Snaith. In the surrounding area there are shops, amenities, public houses with reputations for good food and beverages. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys and Morrisons Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, with mainline railway links to Kings Cross, London and the famous Selby Abbey. The city of York is approximately 22 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Hull, Doncaster with excellent road communications being A19, M62, A64, A1/M1 and M18.

DIRECTIONS

Leave Selby on the A1041 Bawtry Road, take the A645 sign to Drax, follow the road into Drax and take the right hand turn to Newland where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold.

Council Tax: E.

EPC Rating: Banding; C

The property benefits from Solar Panels.

The vendors have advised the power line that crosses the garden is the subject of a wayleave until approx. 2060 or possibly a bit later, the power company come to check the trees growing around the power line from time to time and trim them at their expense. This should be checked at time of purchase by your solicitor.

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

selby@hunters.com | www.hunters.com

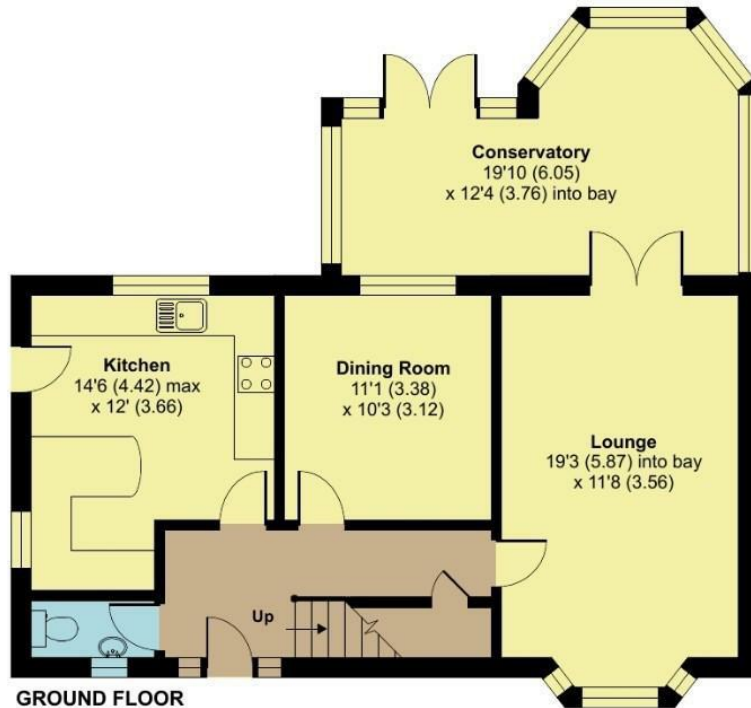
Ash Lodge, Newland, Selby, YO8

Approximate Area = 1492 sq ft / 138.6 sq m

Outbuilding = 336 sq ft / 31.2 sq m

Total = 1828 sq ft / 169.8 sq m

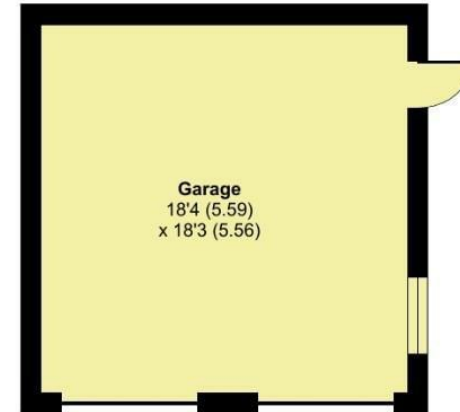
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 79.5 SQ M
(856 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 59.1 SQ M
(636 SQ FT)



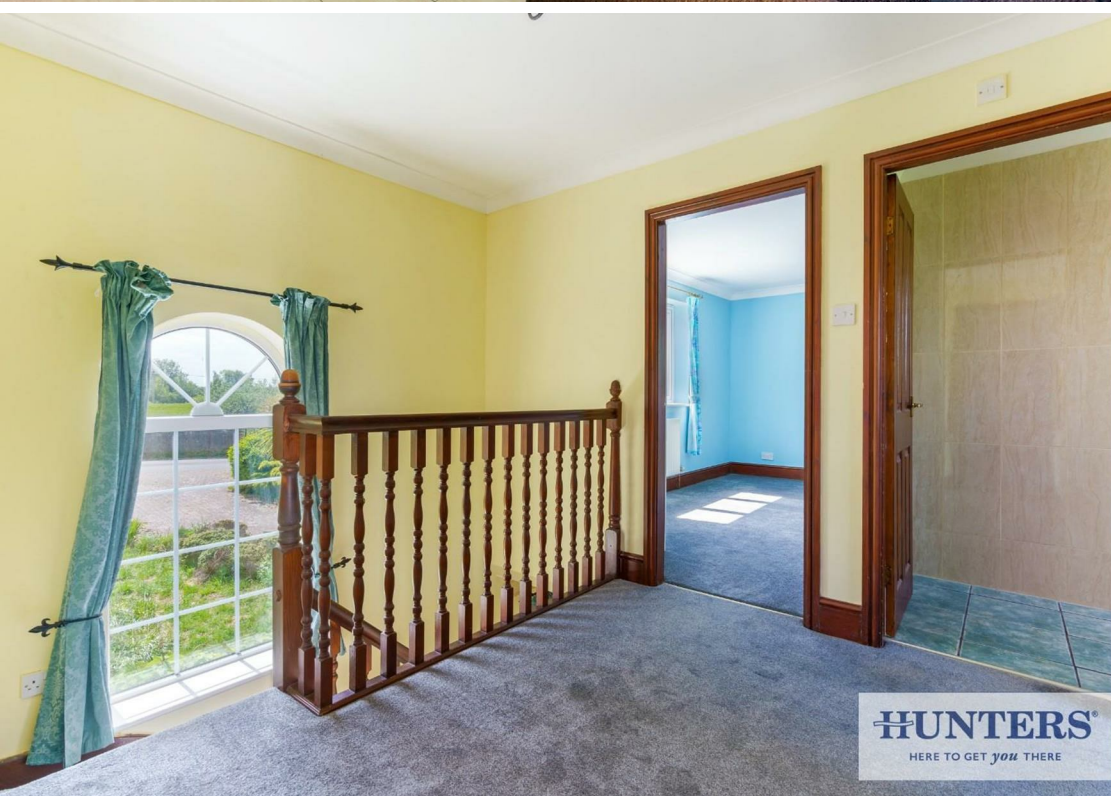
**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2022. Produced for Hunters Property Group. REF: 903503

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		
	78	81
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		











HUNTERS®
HERE TO GET *you* THERE