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19 Palm House Drive, Selby, YO8 8GJ

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Asking Price £230,000

DESCRIPTION Hunters (Selby) are delighted to offer for sale this well-presented three bedroom semi detached house home situated within the popular Staynor Hall development. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises entrance hall, lounge, downstairs cloakroom/w.c and kitchen/dining room to the ground floor. The first floor bedroom one with en-suite, two further bedrooms and a family bathroom. To the front of the property there is a driveway leading to a single garage along with a garden laid to lawn. To the rear of the property is a patio area along with a further garden laid to lawn and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Palm House Drive is situated within the Staynor Hall development just off Bawtry Road in Selby. 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, Morrisons supermarkets, Abbey Walk retail park and the market cross shopping centre, railway station and the famous Selby Abbey. The city of York is approximately 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

From Selby take the A1041 Bawtry Road towards Camblesforth/Snaith. Turn left into Cedar Road, at the roundabout take the 2nd exit then turn left onto Staynor link. Turn right onto Bracken Way then turn right onto Palm House Drive where the property can be identified by our Hunters for sale board.

Material Information - Selby

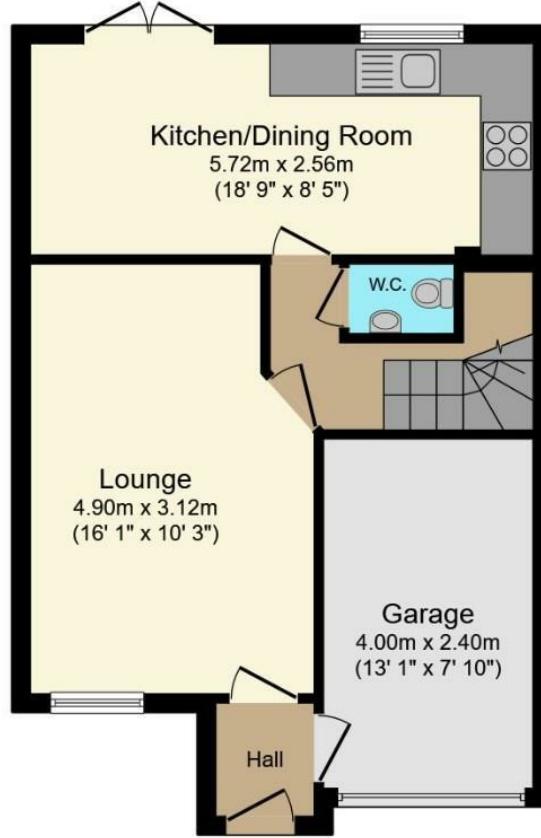
Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : C

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Ground Floor

Floor area 47.0 sq.m. (505 sq.ft.)



First Floor

Floor area 42.7 sq.m. (459 sq.ft.)

Total floor area: 89.6 sq.m. (965 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

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		
	79	91
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		





