



HUNTERS[®]

HERE TO GET *you* THERE

21 Yew tree close, Selby, YO8 3NE

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Asking Price £195,000

DESCRIPTION

Ideal FTB purchase. Hunters (Selby) are delighted to offer for sale this well presented two bedroom semi-detached home situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, reception/dining room and kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom. To the front of the property there is a driveway leading down the side of the house to a garage along with a garden laid to lawn. To the rear of the property there is a low maintenance garden with blocked patio area, mature shrubs 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

Selby Market town has a selection of shops, pubs, restaurants and a bustling market once a week. This property is ideally situated within easy walking distance of all local amenities including three main Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, Railway Station, Bus Station and the famous Selby Abbey. The city of York is approximately fourteen miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

From Selby Town centre Millgate roundabout, take the second exit onto Millgate/B1223, take the third left onto Yew Tree Close, the property is on the left identified by the Hunters For Sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : C

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Yew Tree Close, Selby, YO8

Approximate Area = 675 sq ft / 62.7 sq m

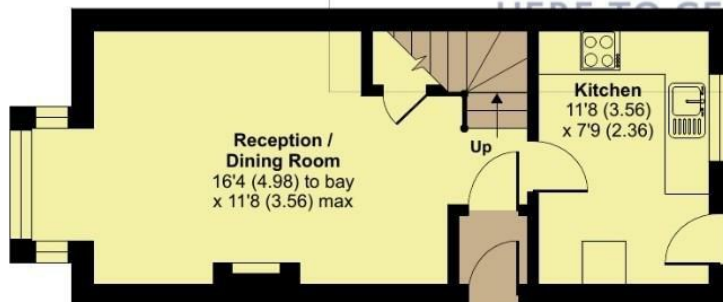
Garage = 260 sq ft / 24.1 sq m

Total = 935 sq ft / 86.8 sq m

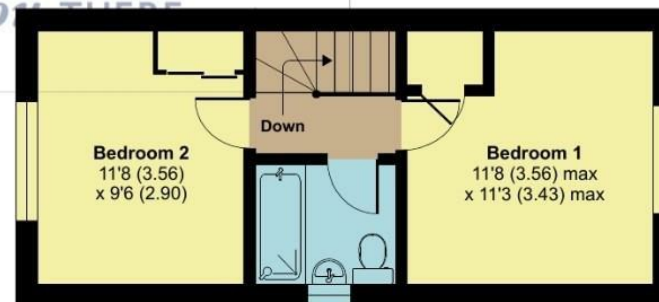
For identification only - Not to scale



GARAGE
APPROX FLOOR
AREA 24.1 SQ M
(260 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 32.1 SQ M
(345 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 30.6 SQ M
(330 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Hunters Property Group. REF: 1327823



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		
	69	76
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		

