



HUNTERS[®]
HERE TO GET *you* THERE

16 Pinewood Drive, Camblesforth, Selby, YO8 8JU

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£875 Per Month

DESCRIPTION

Hunters (Selby) are delighted to offer to let this two bedroom semi detached bungalow situated within this popular village of Camblesforth. The property benefits from UPVC double glazing, a gas central heating system and briefly comprises a porch, lounge, kitchen/dining room, two bedrooms and a family bathroom. To the front of the property there is a driveway leading down the side of the bungalow along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with patio area and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway, hair salon and general store.

DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth. Take the left turn onto Brigg Lane and follow the road and take the right hand turn onto Croft Road. Continue on Croft Road then turn left onto Pinewood Drive where the property can be located.

Material Information - Selby

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

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

Total floor area: 60.6 sq.m. (652 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			87
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			











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