



HUNTERS[®]

HERE TO GET *you* THERE

20 The Mount, Selby, YO8 9BH

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Offers In Excess Of £290,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this four 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 a spacious entrance hall, living room, kitchen, dining room, downstairs shower room, conservatory and office which could also be used as a bedroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the front of the property there is a driveway leading to a garage with parking. To the rear of the property there is a generous sized garden laid to lawn with patio area, mature trees and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby Seven days a week.

LOCATION

The ancient town of Selby was originally settled during the Roman period, and since then has built a rich and varied history, from battles to the birth of King Henry I. The amenities of the town are comprehensive, including supermarkets, a hospital, several good schools at primary and secondary level, many pubs and restaurants, along with a bustling high street with its selection of shops. The town is also home to the beautiful Selby Abbey, founded in 1069. Another strong point of Selby is its excellent transport links, with bus links to all of the surrounding towns and cities and direct rail routes to London, Leeds, Manchester and York.

DIRECTIONS

From Selby, take the A19 in the direction of Doncaster, heading forward onto Brook street continue forward going over a roundabout and level crossing. Turn left onto Westfield Road, turn right onto Long manns Hill Road. Take a final turn onto The Mount where the property will be identified by the Hunters for Sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : C

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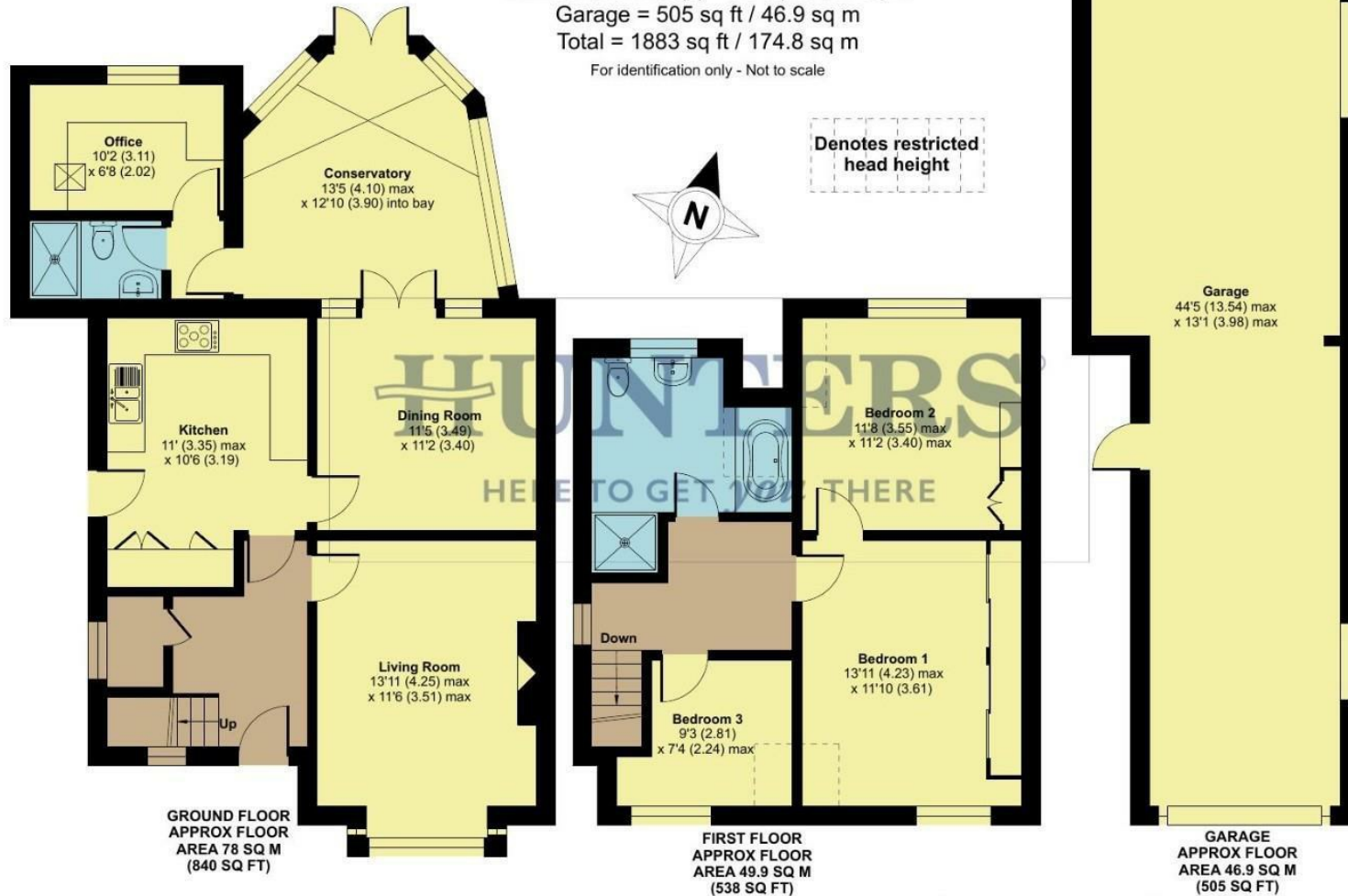
Approximate Area = 1343 sq ft / 124.7 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Garage = 505 sq ft / 46.9 sq m

Total = 1883 sq ft / 174.8 sq m

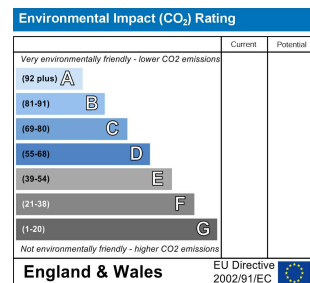
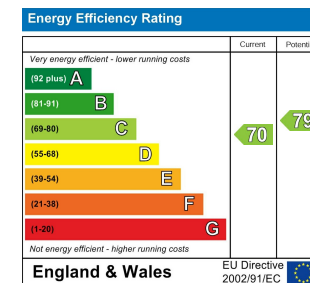
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1503872.

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