



141 Doncaster Road, Selby, YO8 9AU

**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# 141 Doncaster Road, Selby, YO8 9AU

## Asking Price £450,000

### DESCRIPTION

Hunters (Selby) are delighted to offer for sale this recently fully renovated four bedroom semi-detached home situated within walking distance of Brayton. The property benefits from a gas central heating system, UPVC double glazing, underfloor heating throughout the downstairs and briefly comprises a spacious entrance hall, snug with log burner, open plan modern kitchen/dining room, downstairs cloakroom/w.c, lounge and sun room with bi-fold doors to the ground floor. To the first floor there are three bedrooms and family bathroom. To the second floor there is a further bedroom with en-suite. To the front of the property there is a new blocked paved driveway leading to an integral garage along with parking for several vehicles and garden laid to lawn. To the rear of the property is an attractive patio area, garden room with electric and WIFI along with a garden which is laid to lawn with mature trees, shrub borders and fencing around the perimeter. Viewing recommended comes highly recommended to appreciate this newly refurbished home 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, three outstanding high school academies, three primary schools within walking distance, high 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, London with excellent road communications being A19, M62, A1041, A1 and M18.

### DIRECTIONS

From Selby Town Centre take the A19 Doncaster Road and the property can be identified by our Hunters exclusive for sale board.

### Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : TBC

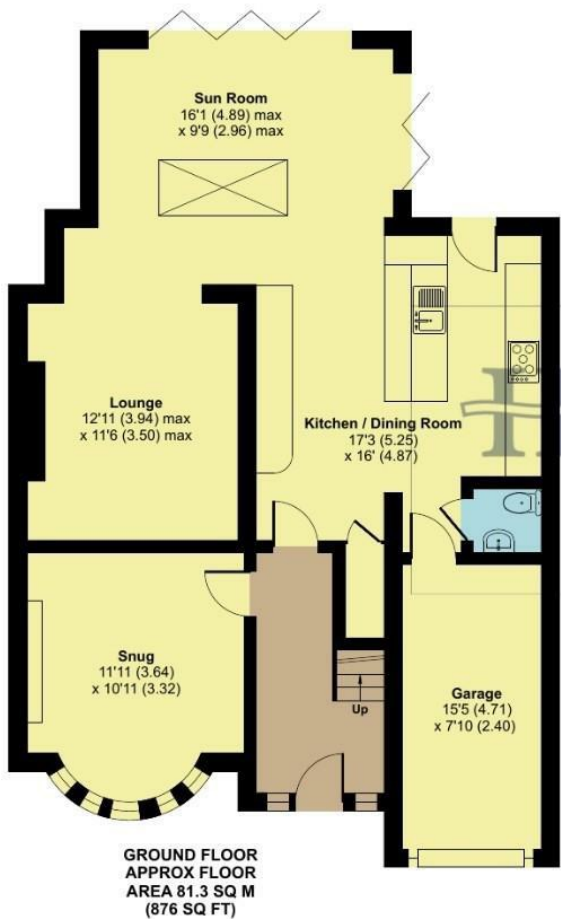
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

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Approximate Area = 1828 sq ft / 169.8 sq m  
Limited Use Area(s) = 49 sq ft / 4.5 sq m  
Garage = 124 sq ft / 11.5 sq m  
Total = 2001 sq ft / 185.8 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: 1359298

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**HUNTERS**  
HERE TO GET *you* THERE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		















