



HUNTERS®
HERE TO GET *you* THERE

41 Cross Hills Lane, Selby, YO8 4RU

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Asking Price £245,000

DESCRIPTION

Hunters (Selby) are delighted to be able to offer for sale this well presented three bedroom semi detached home situated within close proximity to Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge, open plan kitchen/dining room, downstairs cloakroom/w.c, and utility room to the ground floor. To the first floor bedroom one with en-suite, two further bedrooms and a family bathroom. To the front of the property a double driveway leads to an integral garage. To the rear of the property there is a garden laid to lawn with decking area 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

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. It is constantly expanding, with many residential and commercial developments around the edges of the town, as well as housing redevelopments on the river front. The amenities of the town are comprehensive, including 4 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 Millgate in Selby Town Centre take the road that leads onto Flaxley Road, continue along Flaxley Road until reaching the left turn into Crosshills Road. Continue along Crosshills Road then continue onto Cross Hill Lane where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

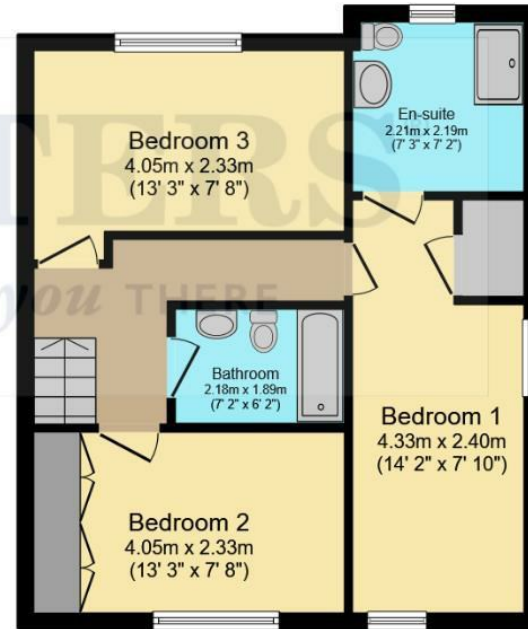
EPC Rating : TBC

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Ground Floor



First Floor

Total floor area: 104.3 sq.m. (1,122 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

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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		
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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