



HUNTERS[®]
HERE TO GET *you* THERE

The Crossings Station View, Cliffe, Selby, YO8 6NR

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Asking Price £460,000

Hunters (Selby) are delighted to offer for sale this well-presented four-bedroom detached home, ideally situated in the highly sought-after village of Cliffe.

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well-presented four-bedroom detached home, ideally situated in the highly sought-after village of Cliffe. Benefitting from gas central heating and UPVC double glazing throughout, this attractive property offers spacious and well-balanced accommodation. The ground floor briefly comprises a welcoming entrance hall, a comfortable lounge with log burner, a modern kitchen with separate dining room along with a convenient downstairs WC and a separate utility room. To the first floor bedroom one features its own en-suite shower room, complemented by three further well-proportioned double bedrooms and a contemporary family bathroom. Externally, the property enjoys a large driveway providing ample off-street parking, leading to a garage. The front garden is mainly laid to lawn with established shrubs, well and enclosed by fencing, offering an added sense of privacy. To the rear, the enclosed garden is thoughtfully arranged with a lawn, patio area, decking space ideal for outdoor dining, and a charming pond feature. Early viewing is highly recommended to fully appreciate the space and quality of accommodation on offer. Contact Hunters Selby, available seven days a week, to arrange your viewing.

LOCATION

Cliffe is an ideal village location situated on the A63 between Hemingbrough and Osgodby. The village is served by a village store, primary school, play park, sports ground including tennis courts and a public house. The City of York stands around 13 miles to the north. Selby is approximately 4 miles with local amenities including Tesco, Sainsburys and Morrisons Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre and the railway station and not to mention the famous Selby Abbey. 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, take the A63 Howden Road. On entering the village of Cliffe take a right turn onto York Road then turn left onto Station view and the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating: C

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AGENT NOTE

This property is situated next to the railway track.

The Crossings, Station View, Cliffe, Selby, YO8

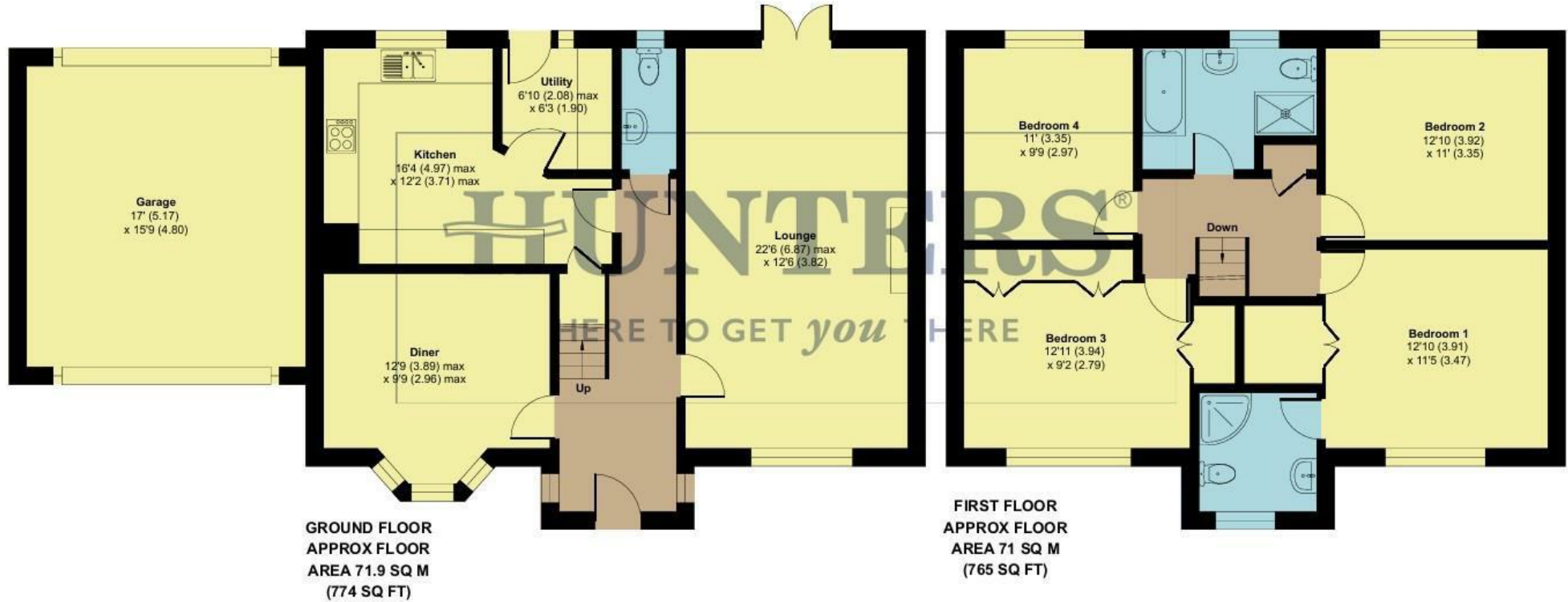


Approximate Area = 1539 sq ft / 142.9 sq m

Garage = 267 sq ft / 24.8 sq m

Total = 1806 sq ft / 167.7 sq m

For identification only - Not to scale



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			
		74	77
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	











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