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# Maple Drive, North Duffield

Asking Price £240,000



## DESCRIPTION

Hunters (Selby) are delighted to offer for sale this three bedroom town house situated within the popular village of North Duffield. The property benefits from UPVC double glazing and briefly comprises an entrance hall, cloakroom/w.c and kitchen to the ground floor. To the first floor there is a living room, bedroom and bathroom. To the second floor there is two further bedrooms and a ensuite bathroom. To the front of the property there is a driveway leading to an integral garage with a graveled area. To the rear of the property there is a garden laid to lawn with decking around and fencing around the perimeter. Viewing is highly recommended. Call Hunters Selby seven days a week to book a viewing.

## LOCATION

North Duffield is an attractive village with a good mix of period and modern properties which have been thoughtfully developed over the years. The village has local amenities and close to the village green, public house, play area and Playing Field such as an excellent primary school close by, shop, public house etc but the main amenities can be found in either Selby or York. Selby lies approximately five miles South of the village and the Historic City of York lies approximately thirteen miles to the North. Good access to the A19, A64, M62, M18, A1/M1 trunk roads and trains to local areas and direct to London run from York, Selby and Howden.

## DIRECTIONS

From Selby town Centre take the A19 signposted to York, turn right at the A163. Upon entering North Duffield, Turn left onto Green Lane then turn right onto Maple Drive where the property can be identified.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : D

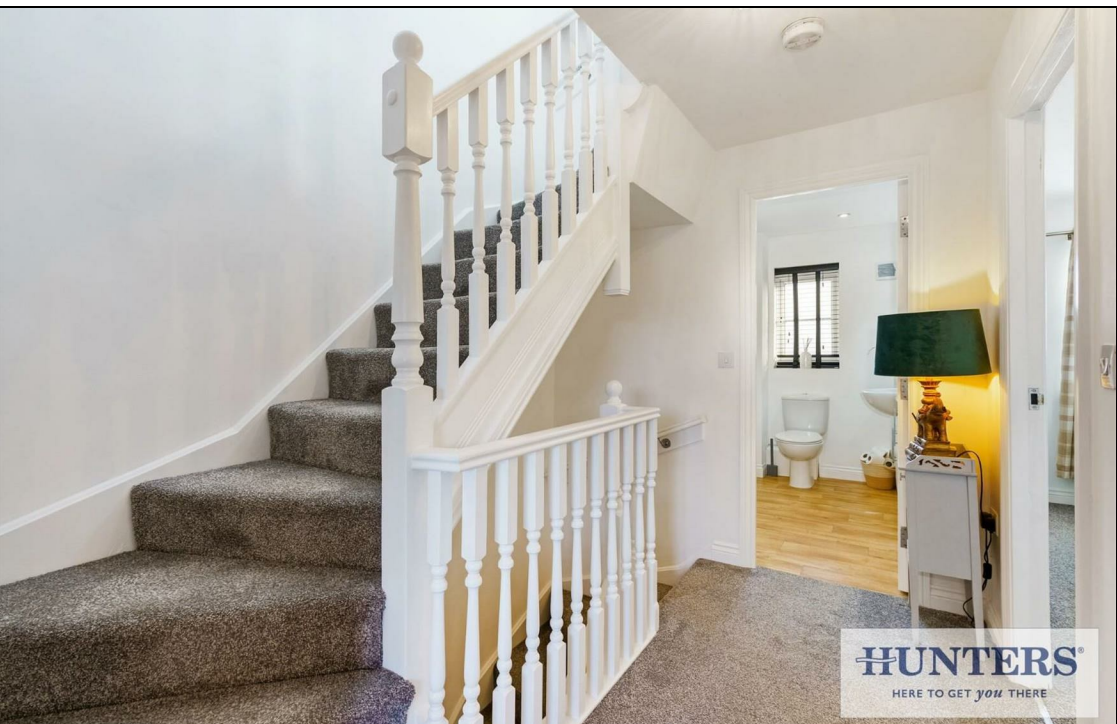


## KEY FEATURES

- TOWNHOUSE
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- LPG CENTRAL HEATING SYSTEM
- DRIVEWAY
- GARDEN
- INTEGRAL GARAGE
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING : D











For identification only - Not to scale

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