



HUNTERS[®]
HERE TO GET *you* THERE

48 Oxen Lane, Cliffe, Selby; YO8 6NS

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Asking Price £190,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this two bedroom semi detached bungalow situated within this popular village of Cliffe. The property benefits from a solid fuel central heating, UPVC double glazing and briefly comprises an entrance hall, lounge, kitchen, two double bedrooms and a family bathroom. To the front of the property there is a driveway leading to the garage along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with mature trees 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

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 approximately thirteen miles to the north. Selby is approximately four 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 left turn onto York Road, continue over the level cross then turn right onto Oxen Lane. Continue on Oxen lane where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; A

EPC Rating : E

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Oxen Lane, Cliffe, Selby, YO8

Approximate Area = 552 sq ft / 51.2 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 702 sq ft / 65.1 sq m

For identification only - Not to scale



GARAGE
APPROX FLOOR
AREA 13.9 SQ M
(150 SQ FT)

GROUND FLOOR
APPROX FLOOR
AREA 51.2 SQ M
(552 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hunters Property Group. REF: 1511983







