



HUNTERS[®]
HERE TO GET *you* THERE

7 Holme Close, Selby, YO8 3AF

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Asking Price £450,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this spacious and well-presented five-bedroom detached family home, ideally situated in a popular residential location within easy reach of local amenities, excellent commuter links and Selby town centre, which is within walking distance.

Arranged over two floors, this attractive property offers generous and versatile accommodation, perfectly suited to modern family living. The home is well maintained throughout and benefits from gas central heating and UPVC double glazing.

Upon entering, a spacious entrance hall provides access to a convenient downstairs cloakroom/WC, a dedicated study ideal for home working, and a welcoming lounge. The heart of the home is the impressive open-plan kitchen/dining room, providing an excellent space for family meals and entertaining, complemented by a separate utility room for added practicality.

To the first floor, the landing leads to five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while bedroom two also enjoys the advantage of an en-suite, offering additional comfort and convenience. Three further double bedrooms are served by a family bathroom, making this an ideal home for growing families.

Externally, the property continues to impress. To the front, a driveway runs alongside the house and provides access to a detached garage, while the attractive open countryside views create a pleasant outlook. To the rear, a beautifully landscaped garden features a lawned area and patio, ideal for outdoor dining, relaxation and family gatherings. The garden is enclosed by perimeter fencing, offering a degree of privacy.

Offering generous accommodation, versatile living space and an appealing location, this impressive detached home is ideally suited to modern family life.

An internal viewing is highly recommended to fully appreciate the space, layout and lifestyle this property has to offer.

Contact Hunters Selby, available seven days a week, to arrange your 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 riverfront. 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 our Hunters office on Finkle Street turn left onto Micklegate. Follow the road round and take your 2nd right hand turn onto Coupland road. Continue along Coupland Road then turn left onto Holme Close and the property will be identified by the Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : TBC

The solar panels and battery exported £860 approx per year.

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Holme Close, Selby, YO8

Approximate Area = 1640 sq ft / 152.3 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1804 sq ft / 167.5 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: 1531017

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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		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	









