



HUNTERS[®]
HERE TO GET *you* THERE

7 Peppermint Way, Selby, YO8 4QY

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Offers In Excess Of £250,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to be able to offer for sale this well presented three bedroom 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, downstairs cloakroom/w.c, open plan kitchen/dining room/lounge to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the front of the property a driveway leads to a garage along with a garden laid to lawn. To the rear of the property there is a generous sized garden laid to lawn with patio area and fencing around the perimeter. Viewing com 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 until reaching the right turning into Peppermint Way. The property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

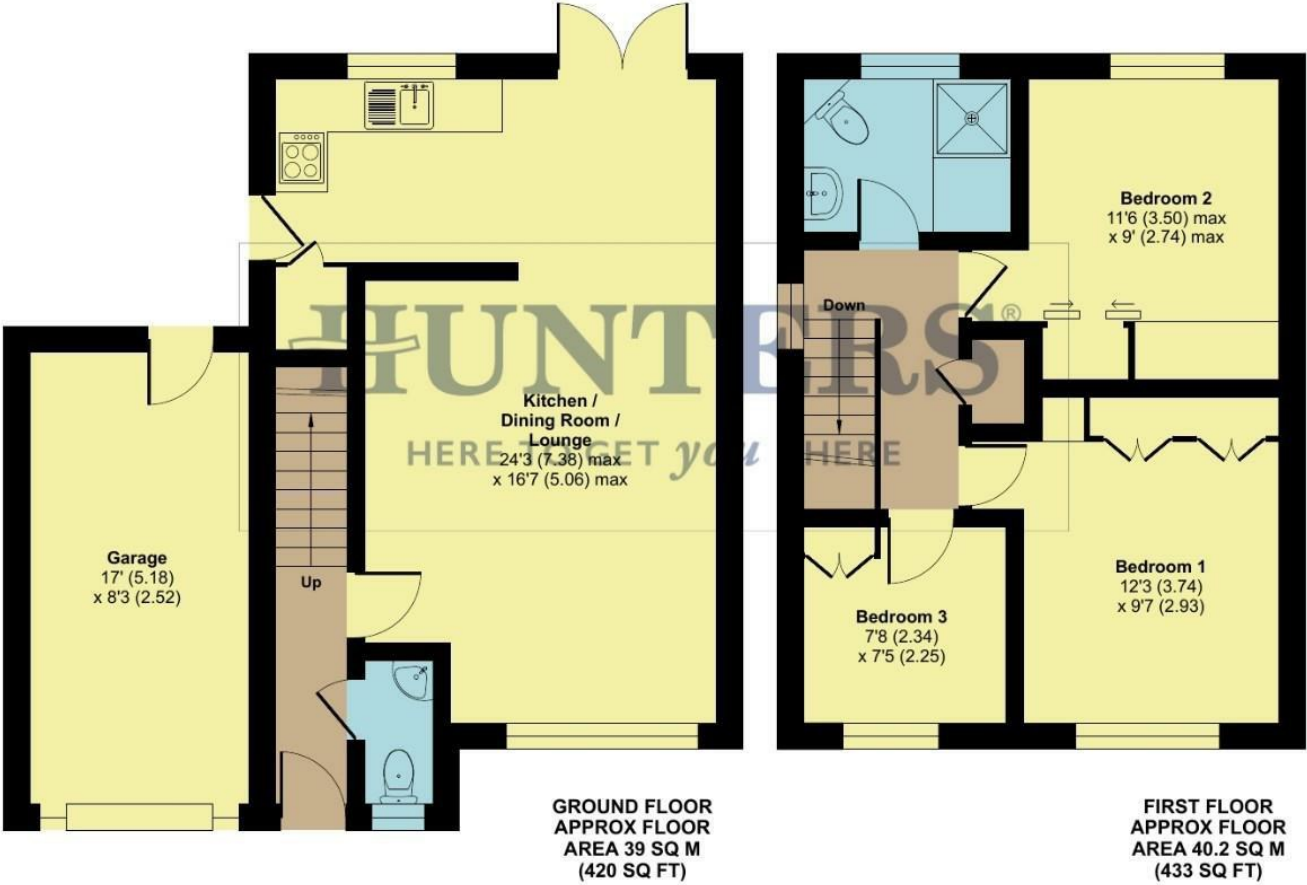
EPC Rating : C

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Peppermint Way, Selby, YO8

Approximate Area = 853 sq ft / 79.2 sq m
Garage = 141 sq ft / 13 sq m
Total = 994 sq ft / 92.2 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: 1311234

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