



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

9 Prospect Walk, Camblesforth, Selby, YO8 8HQ

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# 9 Prospect Walk, Camblesforth, Selby, YO8 8HQ

Asking Price £130,000

## **DESCRIPTION**

Hunters (Selby) are delighted to offer for sale this three bedroom mid terrace house situated within this popular village of Camblesforth. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a porch, lounge/dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the front of the property there is a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with patio area and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation. Call Hunters Selby, seven days a week to book a viewing.

## **LOCATION**

Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway, hair salon and general store.

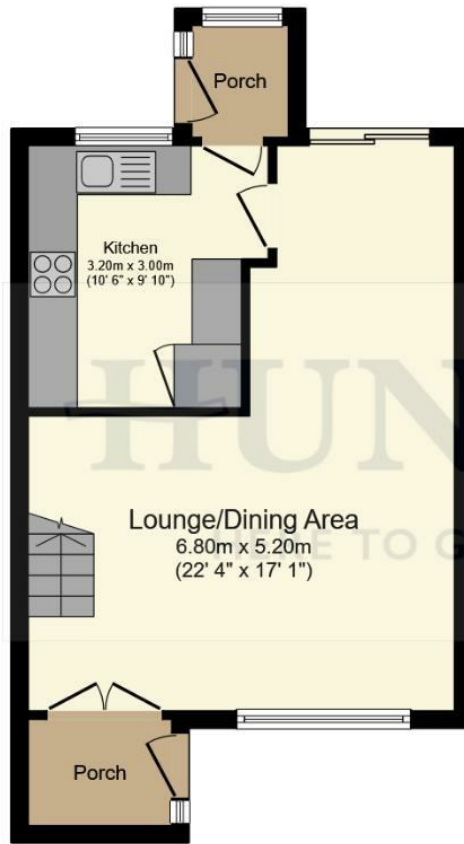
## **DIRECTIONS**

At the Selby bypass take the A1041 to Camblesforth. Take the left turn onto Brigg Lane and follow the road and take the right hand turn onto Croft Road. Continue on Croft Road then turn left onto Pinewood Drive then continue on Grange Road then take a final left turn onto Prospect Close where the property can be identified.

## **Material Information - Selby**

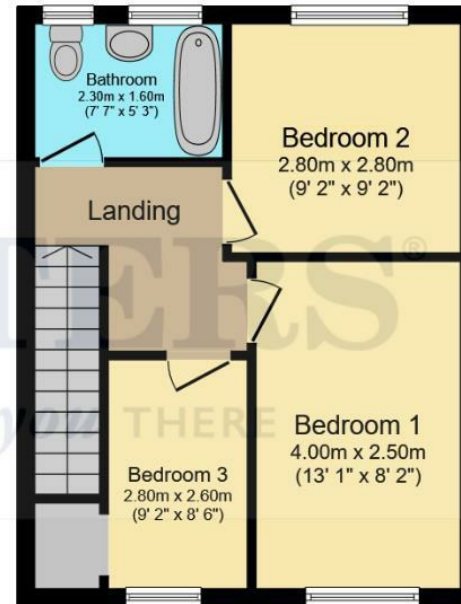
Tenure Type; Freehold  
Council Tax Banding; A  
EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com



### Ground Floor

Floor area 40.1 sq.m. (431 sq.ft.)



### First Floor

Floor area 35.9 sq.m. (386 sq.ft.)

Total floor area: 75.9 sq.m. (817 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	











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