



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

4 Far Moss, Selby, YO8 8GG

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# 4 Far Moss, Selby, YO8 8GG

Asking Price £280,000

## DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this well presented three bedroom detached home situated within the popular Staynor Hall development. The property benefits from UPVC double glazing, gas central heating system and briefly comprises a spacious entrance hall, downstairs cloakroom/w.c, living room, kitchen/breakfast room with French doors leading into the garden and utility room to the ground floor. To the first floor bedroom one with en-suite, two further bedrooms and a family bathroom. To the front of the property is a driveway leading to a garage along with a garden laid to lawn. To the rear is a garden laid to lawn with decking area and fencing around the perimeter. Viewing highly recommended. Call Hunters Selby seven day a week to book a viewing.

## LOCATION

Far Moss is situated within the Staynor Hall development just off Bawtry Road in Selby. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys, Morrisons supermarkets, Abbey Walk retail park and the market cross shopping centre, railway station and the famous Selby Abbey. The city of York is approximately 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road communications being A19, M62, A1041, A1 and M18.

## DIRECTIONS

From Selby take the A1041 Bawtry Road towards Camblesforth/Snaith. Turn left into Cedar Road, at the roundabout take the 2nd exit then turn left onto Staynor link. Turn right onto Bracken Way then turn left onto Far Moss where the property can be identified by our Hunters for sale board.

## Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : C

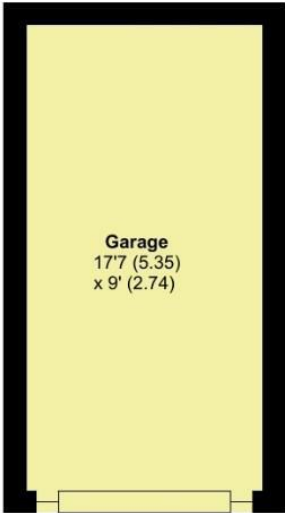
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com



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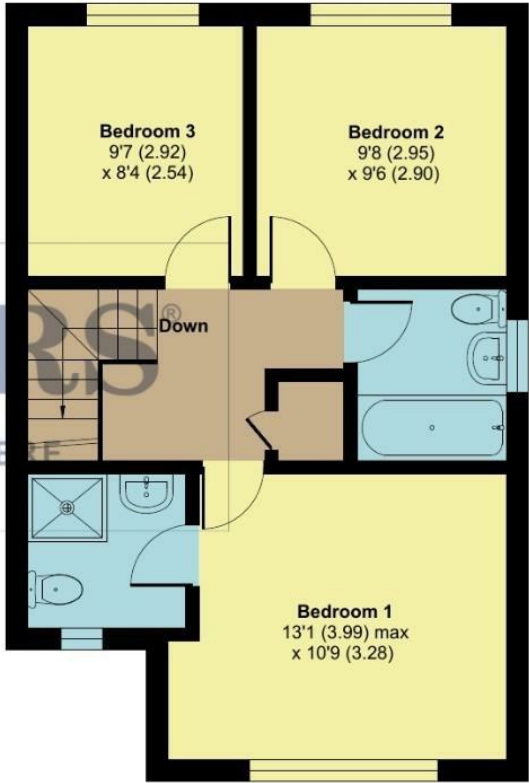
Approximate Area = 958 sq ft / 89 sq m  
Garage = 159 sq ft / 14.7 sq m  
Total = 1117 sq ft / 103.7 sq m  
For identification only - Not to scale



**GARAGE**  
AREA 14.7 SQ M  
(159 SQ FT)



**GROUND FLOOR**  
APPROX FLOOR  
AREA 44.5 SQ M  
( 479 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 44.5 SQ M  
(479 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1180912.

