



HUNTERS[®]

HERE TO GET *you* THERE

4 Elm Street, Selby, YO8 5AR

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£145,000

DESCRIPTION

REQUIRES FULL RENOVATION. Hunters Selby are delighted to offer for sale this well presented two bedroom mid terrace home situated within close proximity to Selby town Centre. The property benefits from electric storage heaters, UPVC double glazing and briefly comprises an entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor are two double bedrooms and a family bathroom. Outside to the front is a courtyard style garden.. To the rear of the property there is a low maintenance courtyard garden with separate garage 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

Selby Market town has a selection of shops, pubs, restaurants and a bustling market once a week. This property is ideally situated within easy walking distance of all local amenities including 3 main Supermarkets, 3 schools in the area, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station (approximately 8 minute walk), bus station (bus stop at the end of the street) and the famous Selby Abbey. The city of York is only 14 miles away and 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 plus excellent local rail links including direct to London.

DIRECTIONS

From Hunters Selby office turn left onto the Toll Bridge which takes you onto Barlby Road, continue and take the left hand turn onto Elm Street, 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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Elm Street, Selby, YO8

Approximate Area = 857 sq ft / 79.6 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1016 sq ft / 94.3 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: 1415492.

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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		
		80
	51	
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		
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