



Courneys, Selby

- SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- GARDEN FRONT AND BACK
- CLOSE TO AMENITIES
- EPC RATING: D
- TWO/THREE BEDROOMS
- IN NEED OF MODERNISATION
- DRIVEWAY
- VIEWING HIGHLY RECOMMENDED

Offers Over £220,000

HUNTERS®

HERE TO GET *you* THERE

Courtnays, Selby

DESCRIPTION

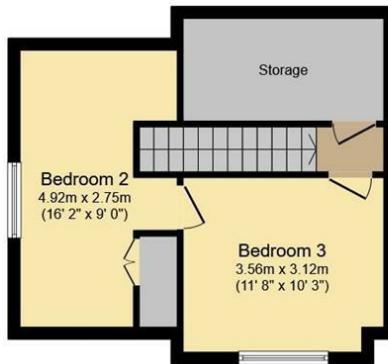
NO ONWARD CHAIN. Hunters (Selby) offer for sale this two/three bedroom semi detached dorma bungalow in need of some refurbishment works situated within an excellent location close to Selby town centre. The property benefits from a gas central heating system, aluminium double glazing and briefly comprises an entrance hall, living room, dining room, kitchen, shower room and bedroom one. To the first floor is two further bedrooms and a storage area. To the front of the property is a garden laid to lawn and driveway leading to the garage. To the rear of the property is a further garden laid to lawn with fencing around the perimeter. Call Hunters (Selby), seven days a week to book a viewing. **VIEWING COMES HIGHLY RECOMMENDED.**







Ground Floor



First Floor

Total floor area 104.5 sq.m. (1,125 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by www.keyagent.co.uk

Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

23 Finkle Street, Selby, YO8 4DT

Tel: 01757 210884 Email:

selby@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®
HERE TO GET *you* THERE