



HUNTERS[®]
HERE TO GET *you* THERE

29 Beast Fair, Snaith, Goole, DN14 9JQ

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Asking Price £195,000

DESCRIPTION

IDEAL FTB PURCHASE. Hunters (Selby) are delighted to offer for sale this beautifully presented two bedroom mid terraced house situated within the popular village of Snaith. The property benefits from a gas central heating system and UPVC double glazing and briefly comprises entrance hall, kitchen with Centre island and lounge to the ground floor. To the first floor there is two double bedrooms and a family bathroom. Outside to the property there is a patio area with a generous sized garden laid to lawn, store and fencing around the perimeter. Viewing is highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing

LOCATION

The ancient town of Snaith is located around seven miles south of Selby with convenient access to bus routes and railway station. It benefits from a huge range of amenities, including a library, a post office, a dental practice, a doctors' surgery, a pharmacy and a petrol station. It also has a co-op, and a brilliant variety of small retail, service and food outlets, including tea rooms, takeaways, restaurants and pubs. Education is provided in the town with both primary school and secondary school.

DIRECTIONS

Leaving Selby via Bawtry Road A1041 continue across Bypass travelling through Camblesforth, at roundabout take second exit to Carlton, travel through Carlton until you arrive in Snaith. Continue on Selby Road and at the roundabout take the left turn onto Beast Fair where the property can be identified by our Hunters for sale board.

Material Information - Selby

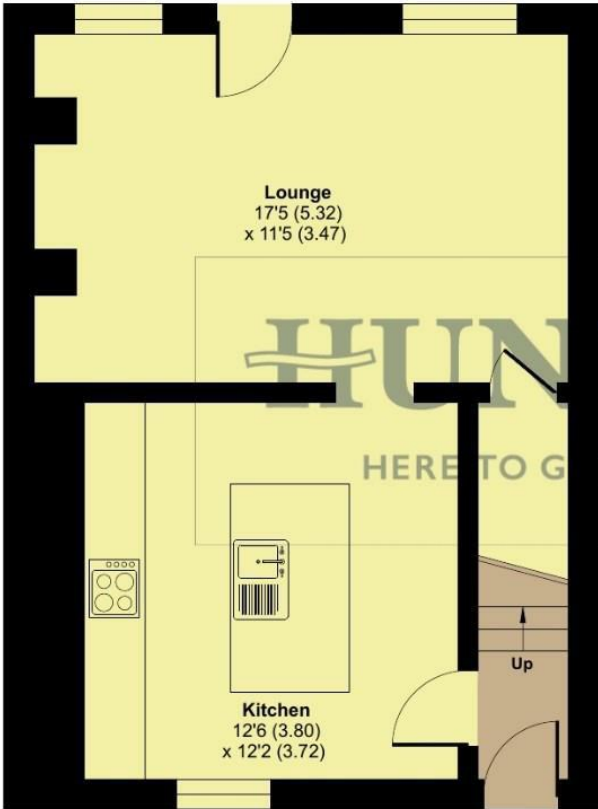
Tenure Type; Freehold
Council Tax Banding; A
EPC Rating : C

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

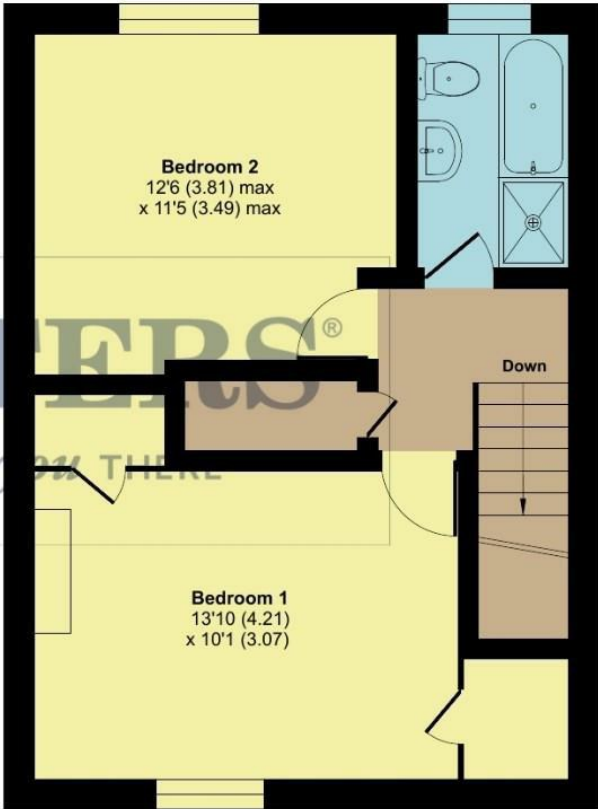
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Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 39.4 SQ M
(425 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 39.4 SQ M
(425 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1305683



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
EU Directive 2002/91/EC		
England & Wales		

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		











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