



HUNTERS[®]
HERE TO GET *you* THERE



The Maltings , Cliffe, Selby, YO8 6PP

Offers Over £160,000



NO ONWARD CHAIN - Hunters Selby are delighted to offer for sale this two bedroom terrace home situated in a cul-de-sac location within the popular village of Cliffe. The property benefits from a gas central heating system, double glazing and briefly comprises an entrance hall, lounge, cloakroom/w.c, kitchen and conservatory. To the first floor there is two bedrooms and a bathroom. To the front of the property there is a parking space for one car. The property also comes with ample visitor parking. To the rear of the property there is a garden laid to lawn, shed and fencing around the perimeter. Viewing is highly recommended. Call Hunters (Selby), seven days a week to book a viewing.

LOCATION

Cliffe is an ideal village location situated on the A63 between Hemingbrough and Osgodby. The village is served by a village store, primary school, play park, sports ground including tennis courts and a public house. The City of York stands approximately thirteen miles to the north. Selby is approximately four miles with local amenities including Tesco, Sainsburys and Morrisons Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre and the railway station and not to mention the famous Selby Abbey. 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.

DIRECTIONS

From Selby, take the A63 Howden Road. On entering the village of Cliffe take a left turn onto York Road then turn right onto Oxen Lane. Take a final right turn onto The Maltings where the property can be identified by a Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

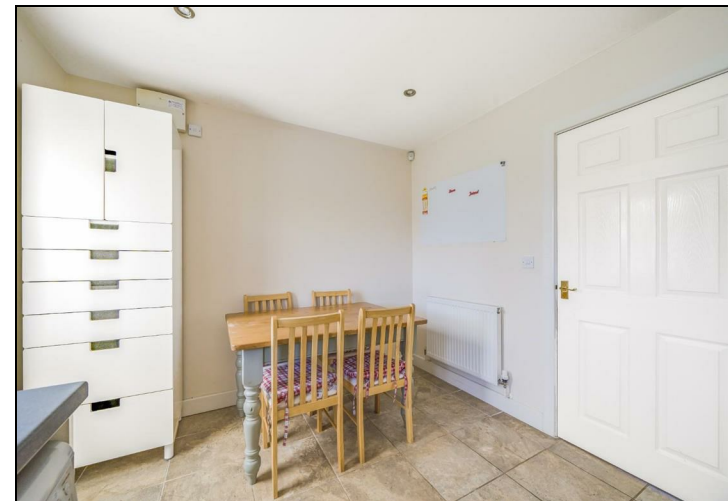
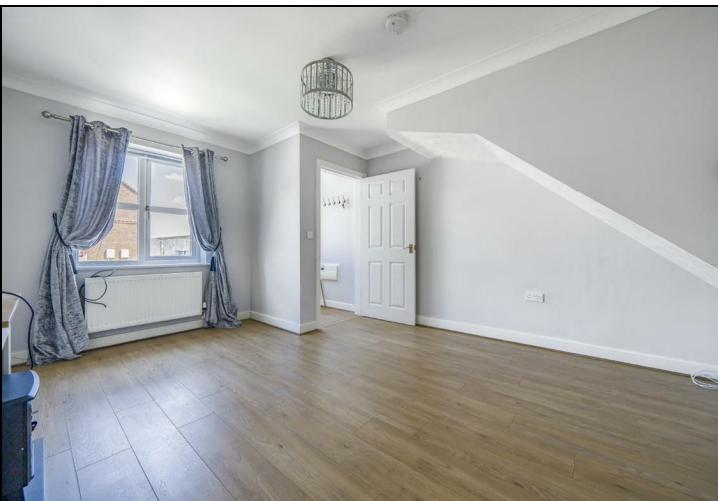
Council Tax Banding; B

EPC rating : C

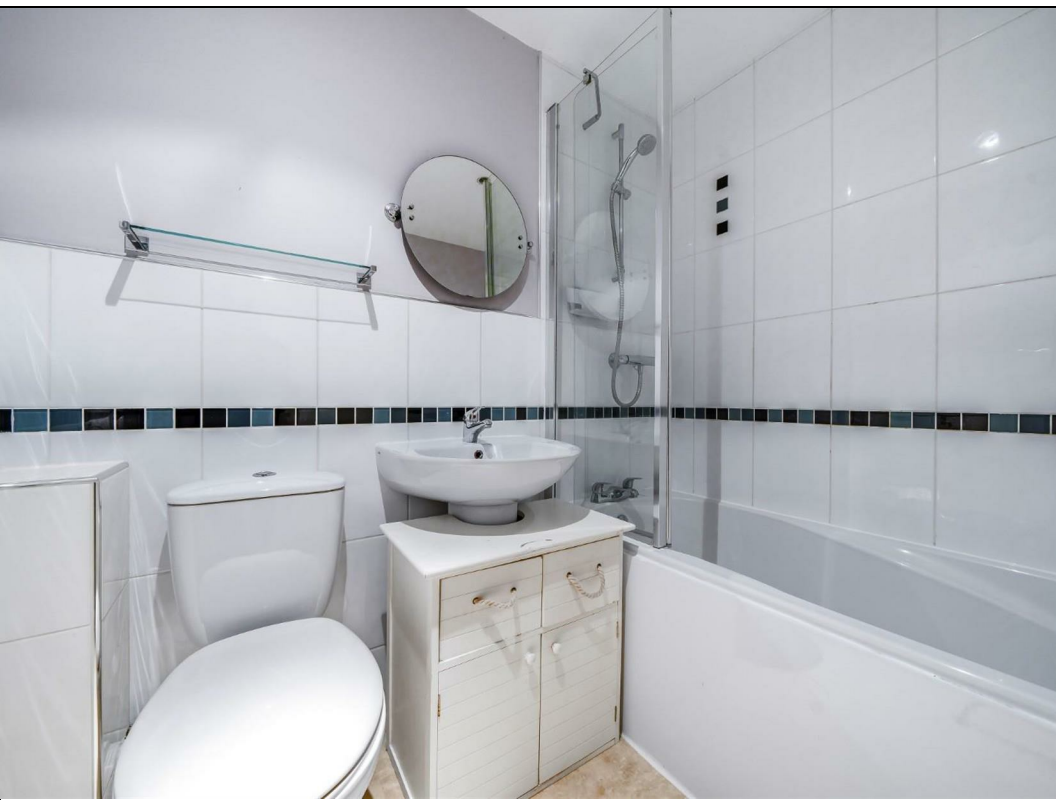


KEY FEATURES

- NO ONWARD CHAIN
- TERRACE HOUSE
- TWO BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- UPVC DOUBLE GLAZING
- GARDEN
- AMPLE VISITOR PARKING
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING : C







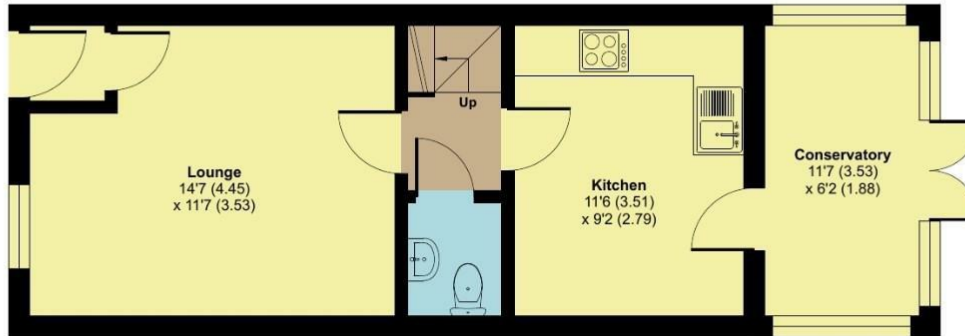
The Maltings, Cliffe, Selby, YO8

Approximate Area = 715 sq ft / 66.4 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 304 SQ M
(28.2 SQ FT)

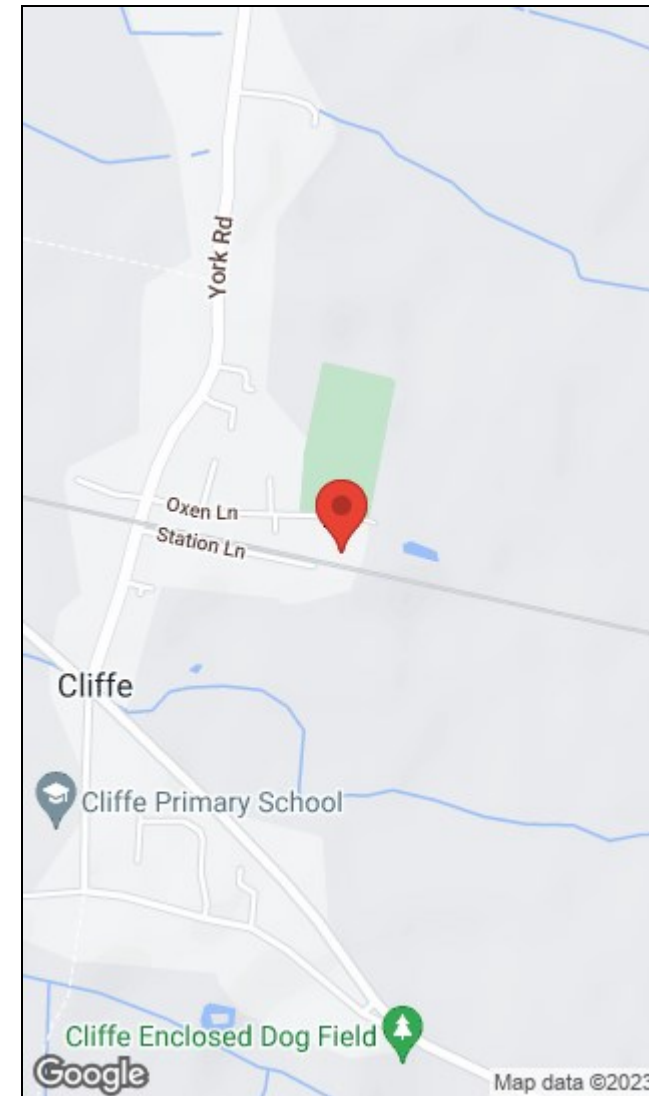


GROUND FLOOR
APPROX FLOOR
AREA 411 SQ M
(38.1 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 990378



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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



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