



HUNTERS[®]
HERE TO GET *you* THERE



Denison Road, Selby

Asking Price £140,000



DESCRIPTION

NO ONWARD CHAIN. Ideal FTB purchase. Hunters (Selby) are delighted to offer for sale this well presented two bedroom mid terrace home situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge and kitchen/dining room to the ground floor. To the first floor are two bedrooms and a bathroom. The loft is fully boarded with electric lighting. To the front of the property there is a courtyard style garden. To the rear of the property there is a graveled area along with a garden laid to lawn and fencing around the perimeter. Viewing is highly recommended. 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 three main Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, Railway Station, Bus Station and the famous Selby Abbey. The city of York is approximately fourteen 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.

DIRECTIONS

From our Finkle Street office, take the left turn onto Micklegate, turn right onto Water Lane, continue onto Ousegate then onto Shipyard Road. Turn left onto Denison Road where the property can be identified.

Material Information - Selby

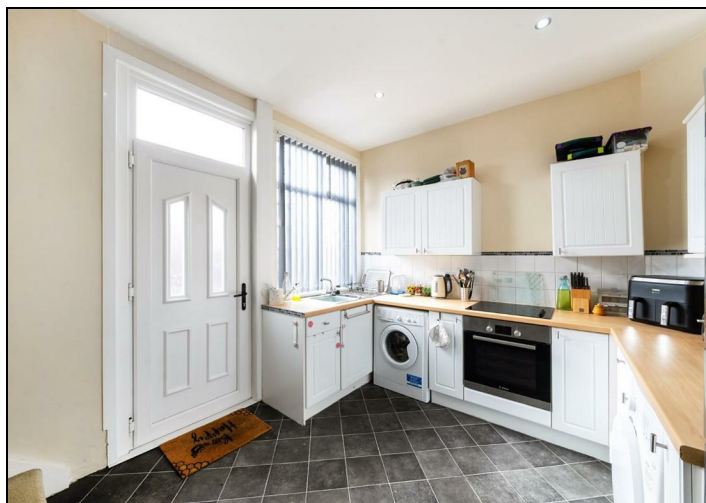
Tenure Type; Freehold

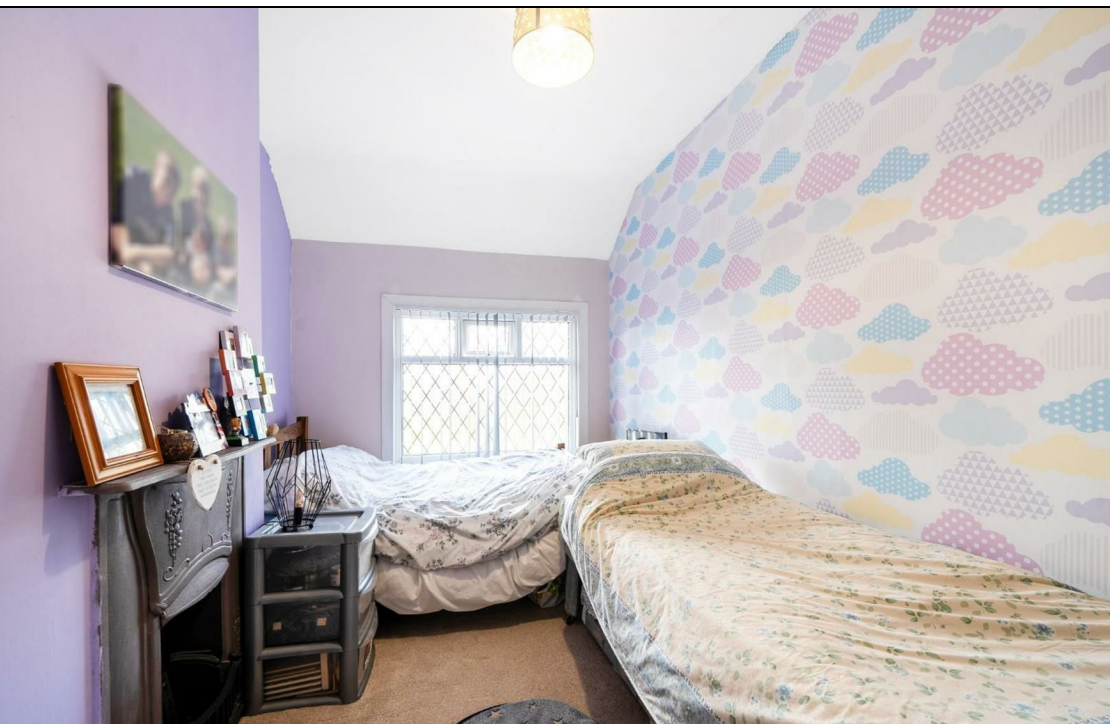
Council Tax Banding; A

EPC Rating : C

KEY FEATURES

- MID TERRACE HOUSE
- IDEAL FTB PURCHASE
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- WALKING DISTANCE INTO SELBY TOWN CENTRE
- GARDEN
- VIEWING COMES HIGHLY RECOMMENDED
- EPC RATING : C

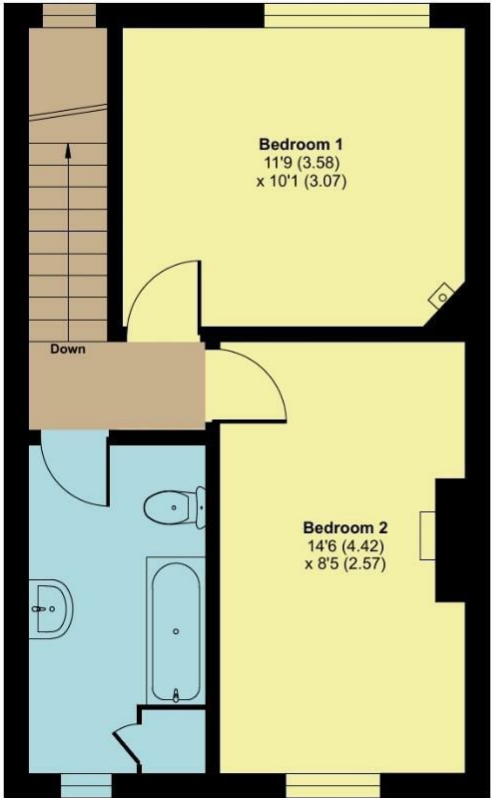
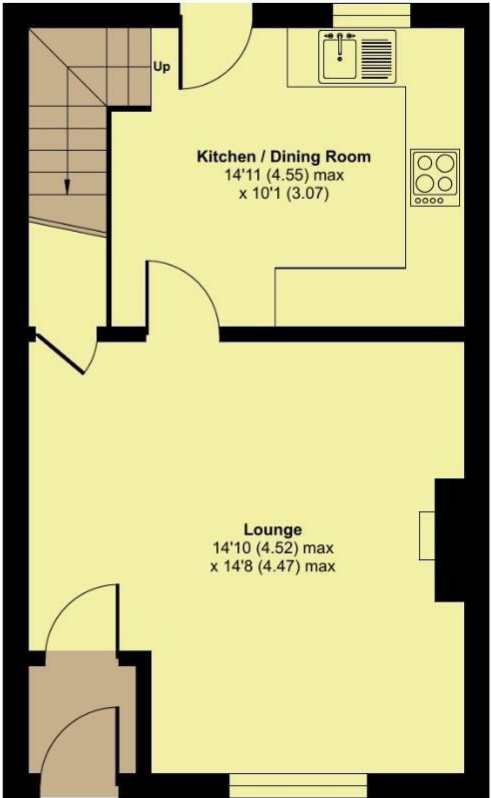






Denison Road, Selby, YO8

Approximate Area = 752 sq ft / 69.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1120111

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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(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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