



HUNTERS[®]
HERE TO GET *you* THERE

21 Badgers Way, Cliffe, Selby, YO8 6RN

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Asking Price £230,000

DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this four bedroom townhouse 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, downstairs cloakroom/w.c, kitchen/dining room to the ground floor. To the first floor there is a living room and bedroom with en-suite bathroom. To the second floor there is three further bedrooms and a family bathroom. To the front of the property there is allocated parking for two cars along with an integral garage. To the rear of the property there is a garden laid to lawn with shrubs border, patio area 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

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 Badgers Way where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

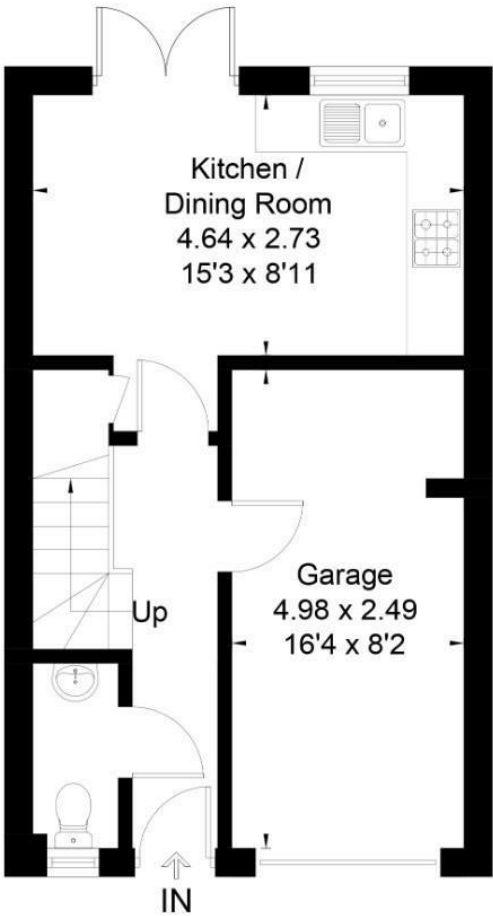
Council Tax Banding; C

EPC Rating : C

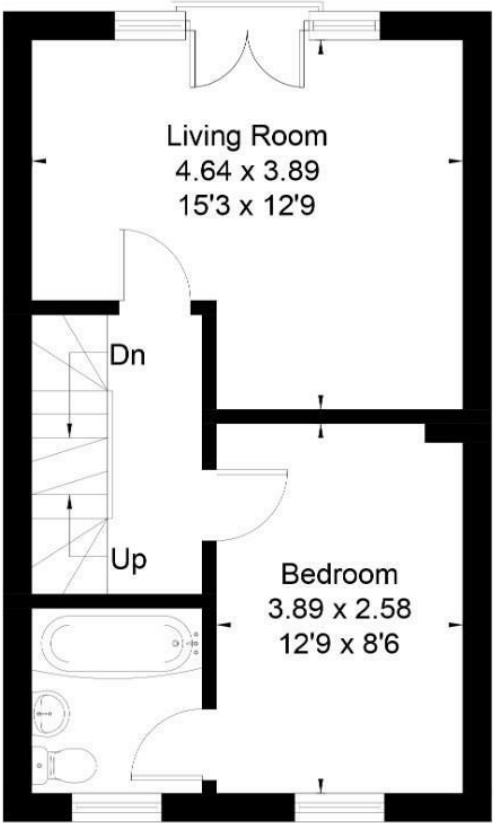
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

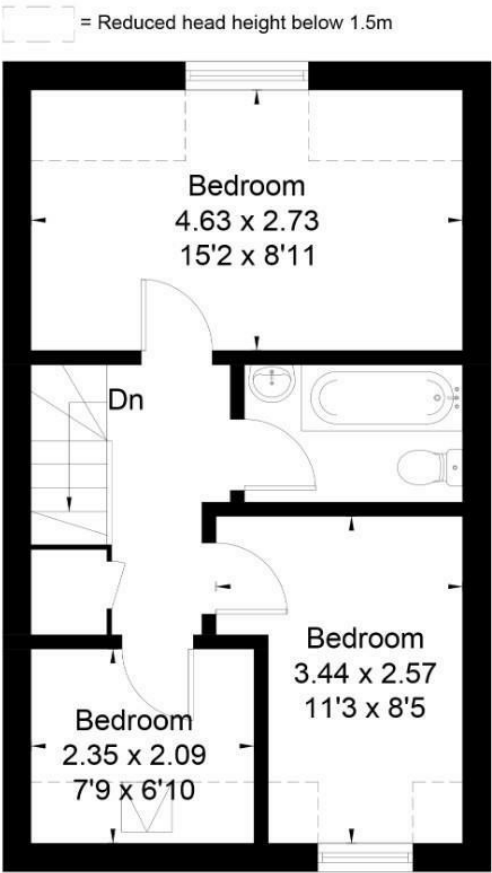
Approximate Floor Area = 108.9 sq m / 1172 sq ft
(Including Garage)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81525

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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	88	England & Wales	EU Directive 2002/91/EC	











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