



**HUNTERS®**  
HERE TO GET *you* THERE

1 Hull Road, Cliffe, Selby, YO8 6NH

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Asking Price £175,000

#### **DESCRIPTION**

Ideal FTB purchase. Hunters (Selby) are delighted to offer for sale this well presented two bedroom end terrace home situated within the popular village of Cliffe. 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 there is a double bedroom with en-suite, one further double bedroom and a family bathroom. Outside the property there is plenty of on road parking and one designated off road parking space available. Viewing are 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 around 13 miles to the north. Selby is approximately 4 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 right hand turn onto Main Street which turns left and becomes Hull Road and the property can be identified by our Hunters for sale board.

#### **Material Information - Selby**

Tenure Type; Freehold

Council Tax Banding; B

EPC Rating : D

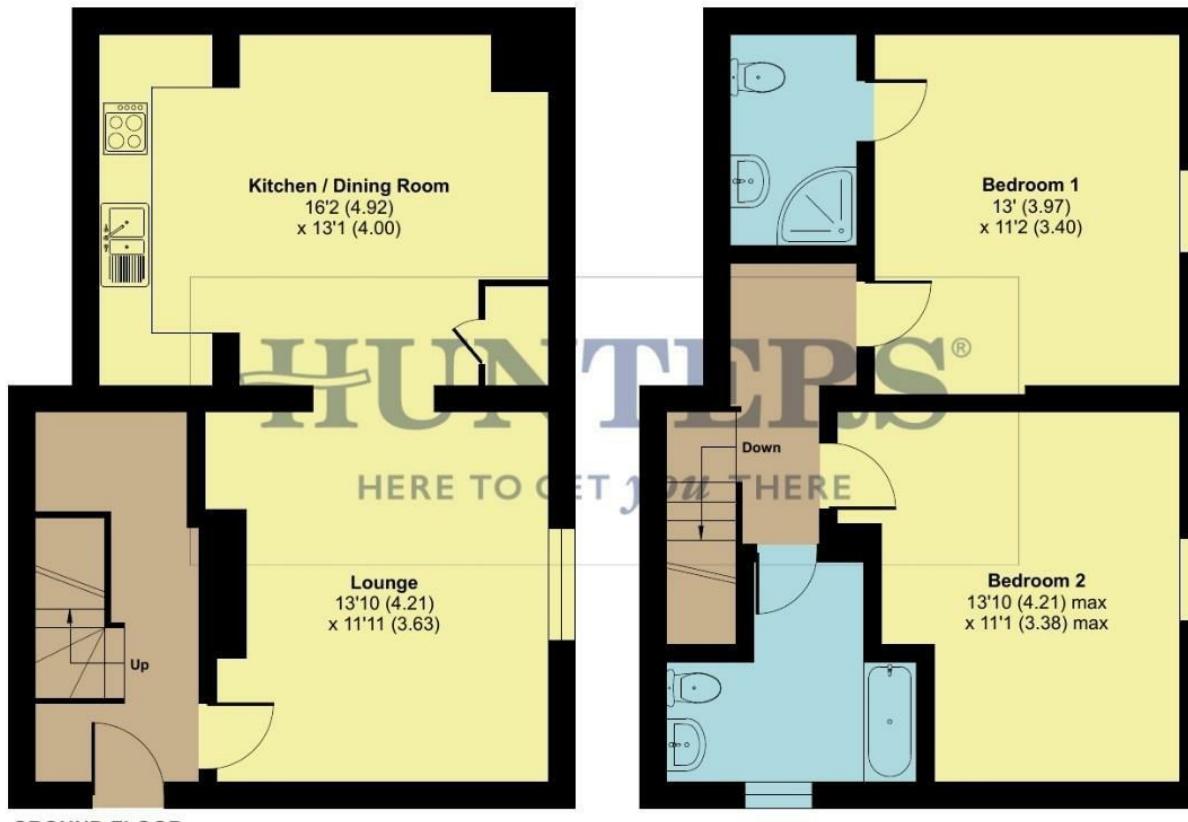
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

[selby@hunters.com](mailto:selby@hunters.com) | [www.hunters.com](http://www.hunters.com)

# Hull Road, Cliffe, Selby, YO8

Approximate Area = 1004 sq ft / 93.2 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 46.6 SQ M  
(502 SQ FT)

FIRST FLOOR  
APPROX FLOOR  
AREA 46.6 SQ M  
(502 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2025. Produced for Hunters Property Group. REF: 1273106

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

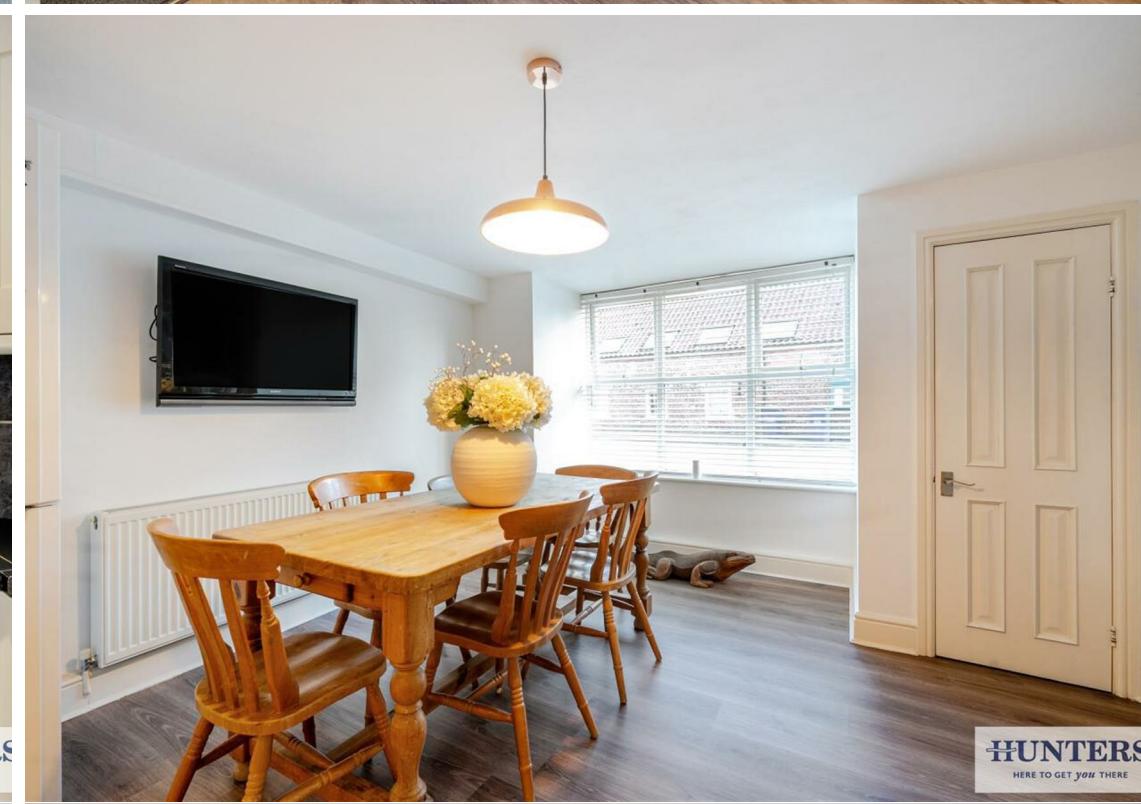
EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC









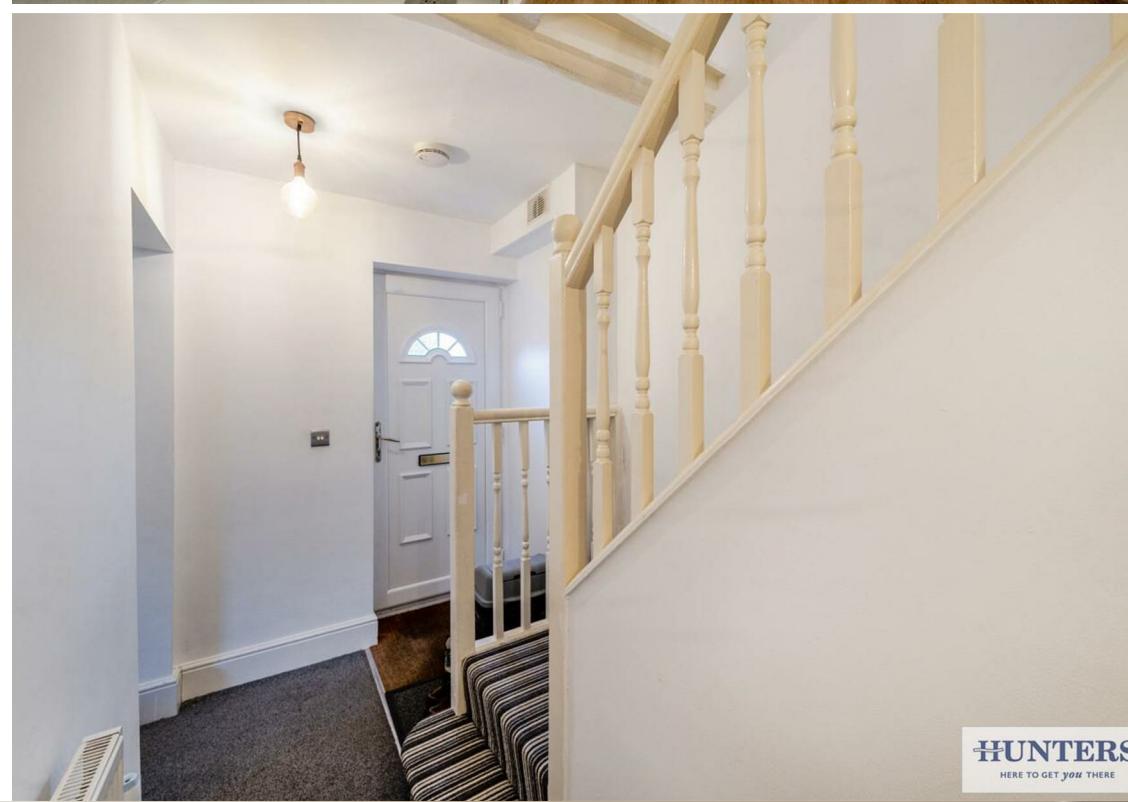
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