



HUNTERS®
HERE TO GET *you* THERE

9 Abbots Court, Selby, YO8 8BF

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Offers In The Region Of £270,000

DESCRIPTION:

Hunters (Selby) are delighted to offer for sale this beautifully well-presented four-bedroom town house home situated within the popular Staynor Hall development. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises entrance hall, cloakroom, utility area, bathroom, double bedroom and conservatory to the ground floor. The first-floor kitchen/lounge/dining room and w.c. To the second-floor master bedroom with en-suite bathroom, two further bedrooms and a family bathroom. To the front of the property there is a driveway leading to a single garage. To the rear of the property is a low maintenance garden. Viewing comes highly recommended.

Call Hunters Selby seven days a week to book a viewing.

Hunters (Selby) are delighted to offer for sale this beautifully well-presented four-bedroom town house home situated within the popular Staynor Hall development.

LOCATION:

Abbots Court is situated within the Staynor Hall development just off Bawtry Road in Selby. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys, Morrisons supermarkets, Abbey Walk retail park and the market cross shopping centre, railway station and the famous Selby Abbey. The city of York is approximately 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS:

Abbots Court is situated within the Staynor Hall development just off Bawtry Road in Selby. Leave Selby town Centre on the A1041 heading east. Go over the roundabout passing the retail park, take your first left onto Hawthorne Road, then left onto Abbots Court where the property can be identified.

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This Hunters business is independently owned and operated by Powell Properties (Yorkshire) Limited | Registered Address: 23 Finkle Street, Selby, YO8 4DT | Registered Number: 15028208 England and Wales | VAT No: 445 8931 59 with the written consent of Hunters Franchising Limited.

Abbots Court, Selby, YO8

Approximate Area = 1419 sq ft / 131.8 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1553 sq ft / 144.2 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 41.1 SQ M
(443 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 45.3 SQ M
(488 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 45.3 SQ M
(488 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	75
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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	







