



HUNTERS®

HERE TO GET *you* THERE

21 Palm House Drive, Selby, YO8 8GJ

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£220,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well-presented three bedroom semi detached 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, sitting room, downstairs cloakroom/w.c and kitchen/dining room to the ground floor. The first-floor bedroom one with en-suite, two further bedrooms and a family bathroom. To the front of the property there is a driveway leading to a single garage along with a garden laid to lawn. To the rear of the property is a patio area along with a further garden laid to lawn and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Palm House Drive 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

From Selby take the A1041 Bawtry Road towards Cablesforth/Snaith. Turn left into Cedar Road, at the roundabout take the 2nd exit then turn left onto Staynor link. Turn right onto Bracken Way then turn right onto Palm House Drive 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

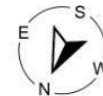
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Approximate Floor Area = 81.0 sq m / 872 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 93.0 sq m / 1001 sq ft



Ground Floor



First 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 #92008

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	
(69-80) C	77	
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



