



**HUNTERS**<sup>®</sup>

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133 Woodville Terrace, Selby, YO8 8AL

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Guide Price £135,000

#### **DESCRIPTION**

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this two bedroom semi detached house 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, downstairs cloakroom/w.c, kitchen and lounge to the ground floor. To the first floor there are two double bedrooms and a family bathroom. To the front of the property there is a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with mature trees 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**

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. At the roundabout take the 1st exit to stay on Denison Road then turn right onto Woodville terrace where the property can be identified by our Hunters for sale board.

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

Tenure Type; Freehold

Council Tax Banding; A

EPC Rating : C

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# Woodville Terrace, Selby, YO8

Approximate Area = 748 sq ft / 69.4 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 35.3 SQ M  
(381 SQ FT)

FIRST FLOOR  
APPROX FLOOR  
AREA 34 SQ M  
(367 SQ FT)

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Hunters Property Group. REF: 1280878

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## Energy Efficiency Rating

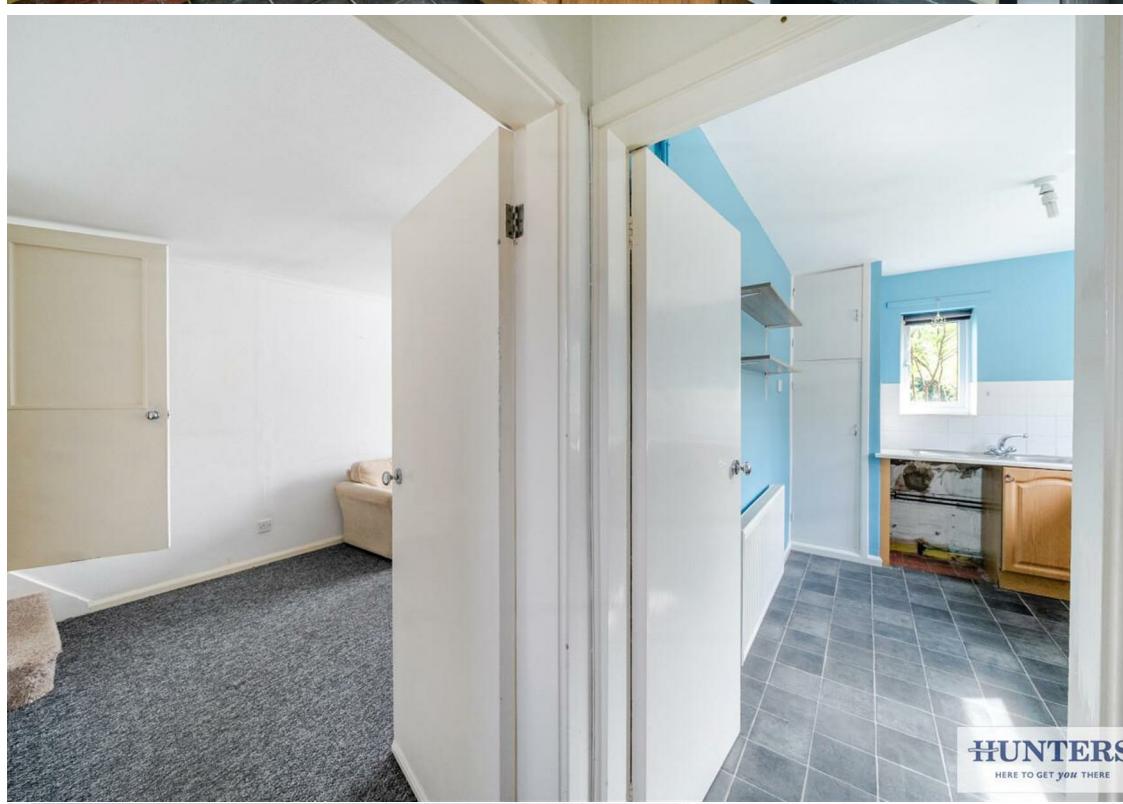
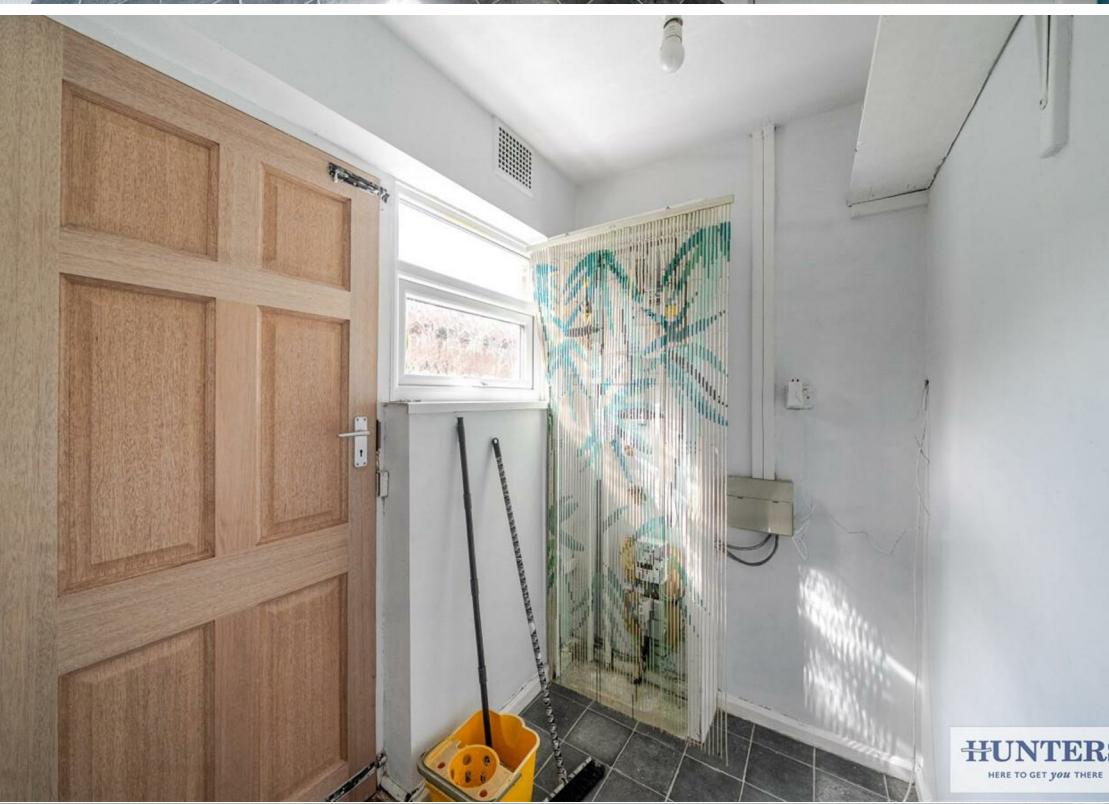
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

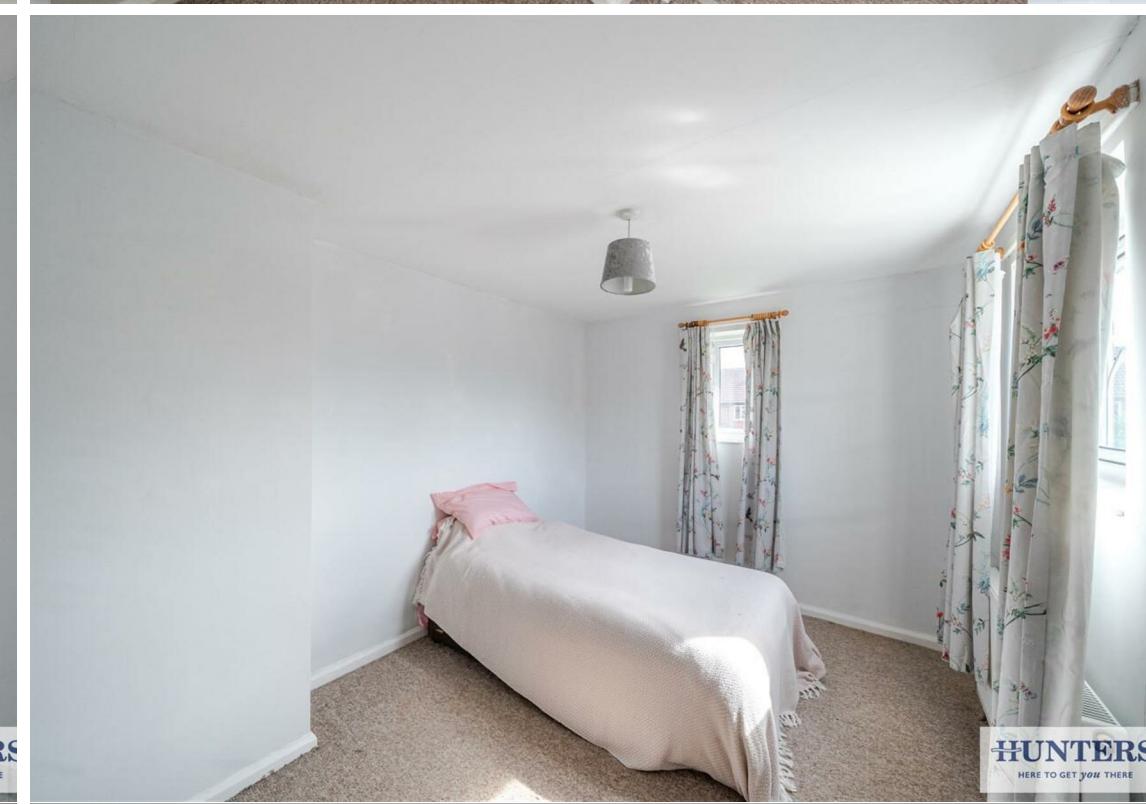
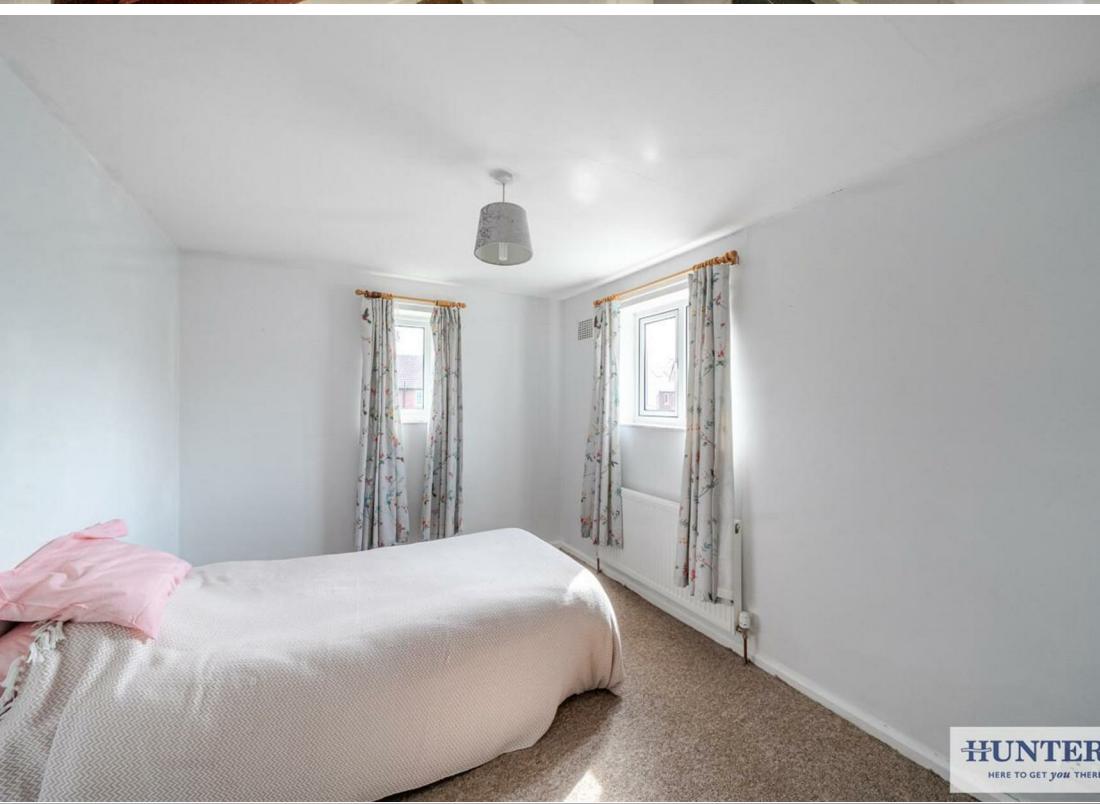
## Environmental Impact (CO<sub>2</sub>) Rating

	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		
EU Directive 2002/91/EC		

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