

# HUNTERS®

HERE TO GET *you* THERE



**Elm Street**  
Selby, YO8 5AR

£145,000



Council Tax:



# 4 Elm Street

Selby, YO8 5AR

£145,000



## DESCRIPTION

**REQUIRES FULL RENOVATION.** Hunters Selby are delighted to offer for sale this well presented two bedroom mid terrace home situated within close proximity to Selby town Centre. The property benefits from electric storage heaters, UPVC double glazing and briefly comprises an entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor are two double bedrooms and a family bathroom. Outside to the front is a courtyard style garden.. To the rear of the property there is a low maintenance courtyard garden with separate garage 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 3 main Supermarkets, 3 schools in the area, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station (approximately 8 minute walk), bus station (bus stop at the end of the street) and the famous Selby Abbey. The city of York is only 14 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 plus excellent local rail links including direct to London.

## DIRECTIONS

From Hunters Selby office turn left onto the Toll

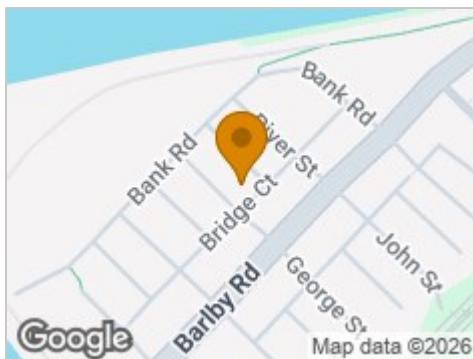
Bridge which takes you onto Barlby Road, continue and take the left hand turn onto Elm Street, where the property can be identified by our Hunters For Sale Board.

## Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; A  
EPC Rating : E



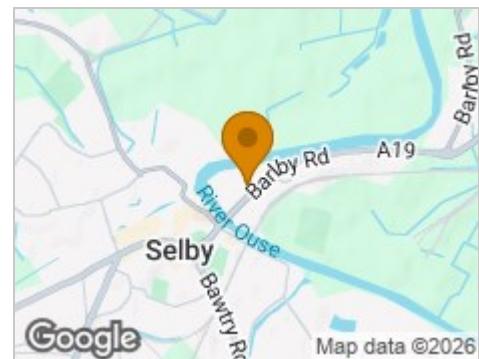
## Road Map



## Hybrid Map



## Terrain Map

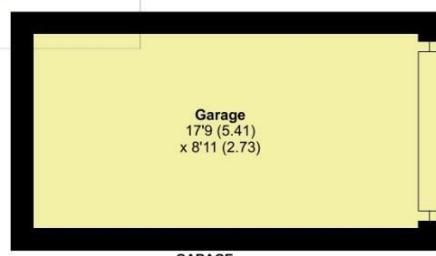
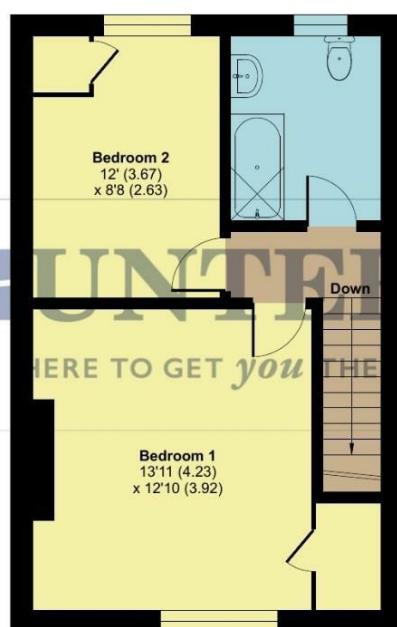
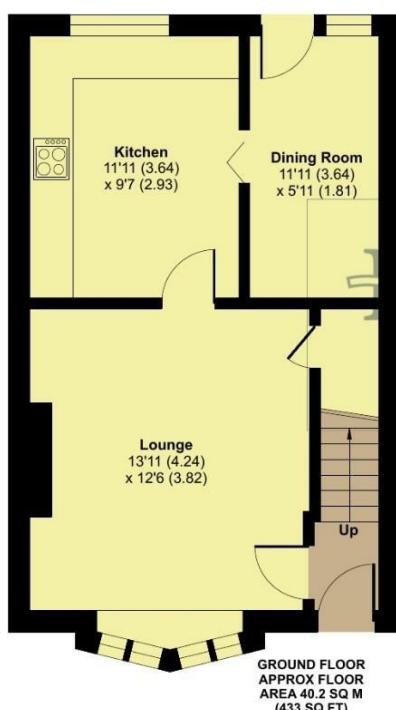


## Floor Plan

### Elm Street, Selby, YO8

Approximate Area = 857 sq ft / 79.6 sq m  
 Garage = 159 sq ft / 14.7 sq m  
 Total = 1016 sq ft / 94.3 sq m

For identification only - Not to scale



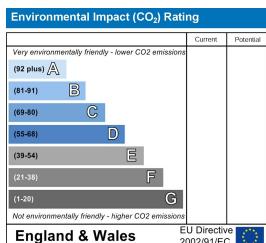
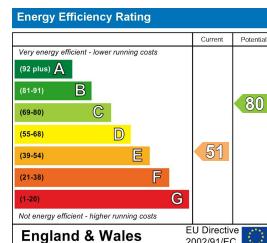
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hunters Property Group. REF: 1415492.

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## Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.