



HUNTERS[®]
HERE TO GET *you* THERE

25 Badgers Way, Cliffe, Selby, YO8 6RN

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Offers In The Region Of £225,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this four bedroom townhouse situated in a cul-de-sac location within the popular village of Cliffe. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, kitchen/dining room to the ground floor. To the first floor there is a lounge and bedroom with en-suite bathroom. To the second floor there is three further bedrooms and a family bathroom. To the front of the property there is allocated parking along with an integral garage. To the rear of the property there is a garden laid to lawn with shrubs border, patio area and fencing around the perimeter. Viewing is 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 approximately thirteen miles to the north. Selby is approximately four 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.

LOCATION

From Selby, take the A63 Howden Road. On entering the village of Cliffe take a left turn onto York Road then turn right onto Badgers Way 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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Badgers Way, Cliffe, Selby

Approximate Area = 990 sq ft / 91.9 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Garage = 134 sq ft / 12.4 sq m
 Total = 1166 sq ft / 108.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nctecom 2026. Produced for Hunters Property Group. REF: 1423689



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			
		80	84
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	







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