



HUNTERS[®]
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11 Yew Tree Close, Selby, YO8 3NE

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Asking Price £190,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented two bedroom semi-detached home situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and comprises a kitchen and lounge to the ground floor. To the first floor are two double bedrooms and a family bathroom. To the front of the property there is a driveway leading down the side of the house to a garage along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with blocked patio area 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.

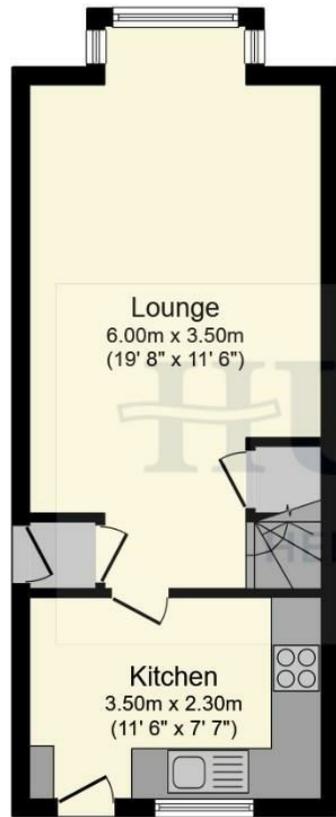
DIRECTIONS

From Selby Town Centre Millgate roundabout, take the second exit onto Millgate/B1223, take the third left onto Yew Tree Close, the property is on the left identified by the Hunters For Sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : C

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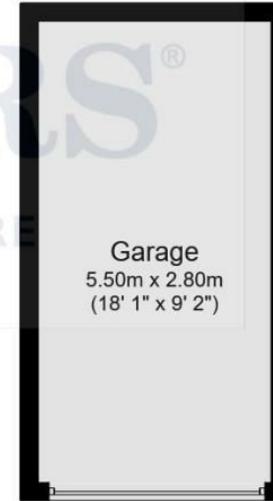
Ground Floor

Floor area 30.9 sq.m. (333 sq.ft.)



First Floor

Floor area 29.7 sq.m. (320 sq.ft.)



Garage

Floor area 15.4 sq.m. (166 sq.ft.)

Total floor area: 76.1 sq.m. (819 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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			
			87
		71	
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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