



Pinewood Drive, Selby

- HOUSE
- UPVC DOUBLE GLAZING
- IDEAL INVESTMENT
- VILLAGE LOCATION
- EPC RATING : D
- ONE BEDROOM
- ELECTRIC HEATERS
- ALLOCATED PARKING SPACE
- VIEWING HIGHLY RECOMMENDED

Guide Price £100,000

Tenure: Freehold

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DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this one bedroom house situated within this popular village of Camblesforth.



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LOCATION

Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway, hair salon and general store.

DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth. Take the left turn onto Brigg Lane and follow the road and take the right hand turn onto Croft Road. Continue on Croft Road then turn left onto Pinewood Drive where the property can be located.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; A

EPC rating : D

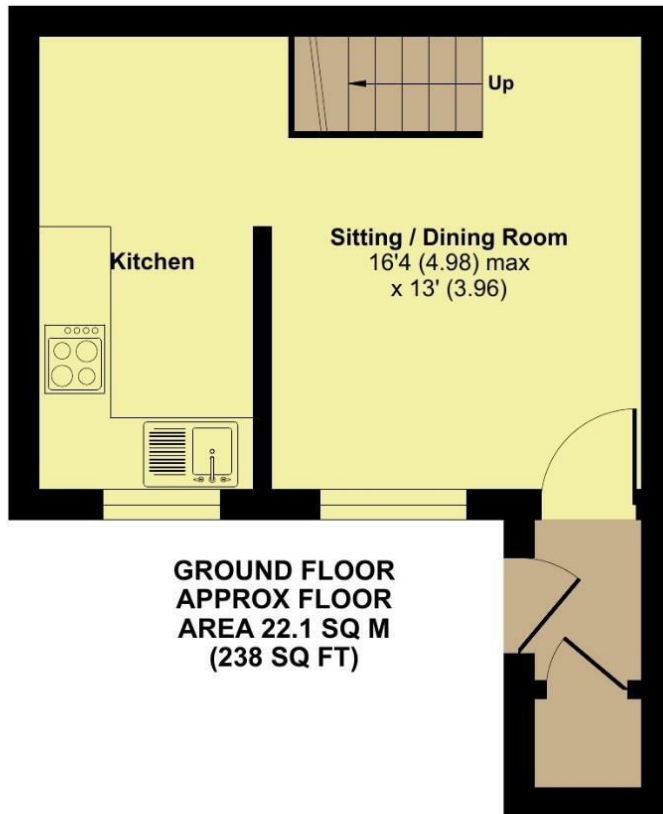




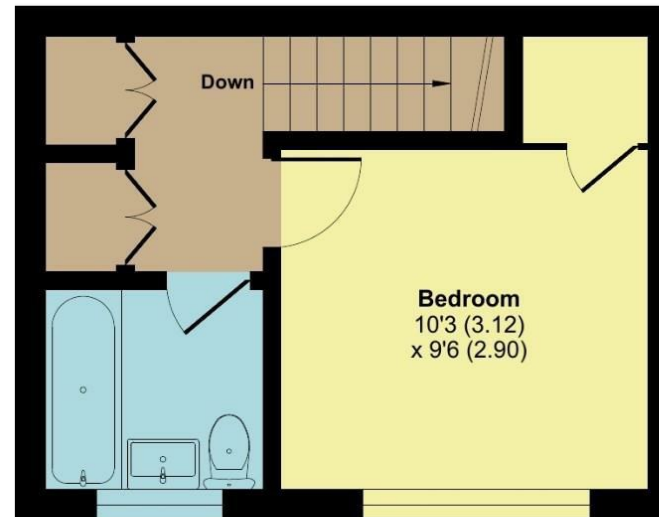
Pinewood Drive, Camblesforth, Selby, YO8

Approximate Area = 451 sq ft / 41.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 22.1 SQ M
(238 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 19.7 SQ M
(213 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Hunters Property Group. REF: 1002075

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.

23 Finkle Street, Selby, YO8 4DT

Tel: 01757 210884 Email:

selby@hunters.com <https://www.hunters.com>



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

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