



Hull Road, Hemingbrough, YO8 6QG

Guide Price £400,000



## Hull Road

Hemingbrough, Selby, YO8 6QG

- No Onward Chain
- Spacious 4 Bed Detached Family Home
- North Facing Rear Garden
- Sq. M/ Sq. Ft.
- Mains Gas Central Heating.
- Mains Electricity, Water & Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- EPC Rating 'C'
- Council Tax Band 'E'



Welcome to Garth House - A traditional 4 bed family home set back from the road and on the edge of the sought after Village of Hemingbrough. Offered with no onward chain and on a good size plot - this property would be perfect for those who like space, both inside and outside their home.

Tall gates open onto the large driveway which leads to the front of the house and garage.

As we open the front door and enter the property (which has recently had new carpets and a fresh coat of paint) and into the hall, you are greeted by reception rooms on either side and the staircase to the first floor.

To the left is a large reception room with wood burner and feature window to the front of the property and a door leading into the kitchen. To the right is a reception room which could be used as a separate dining room or a lovely snug with bay window to the front elevation and a door leading into the kitchen.

Moving into the kitchen/diner, with its attractive blue/green cupboards and dark work-surfaces, you will find spaces for free-standing appliances and dining furniture. There are windows to both the side and rear elevations and a tiled floor. The kitchen also offers a large understairs storage cupboard and a personnel door providing access directly into the garage.

A further door from the kitchen leads into another reception room, which would make a perfect games/play room or office, with windows to the side elevation and sliding patio doors to the rear. This room has a ground floor cloaks/w.c., which also makes it suitable as a ground floor bedroom. The property flows well and also offers adaptability for differing needs.



Upstairs, the spacious Principal Bedroom with windows to both the front and rear elevations has the benefit of an En-suite shower room.

Bedroom Two is also a 'double' and has a window to the front elevation and the benefit of a large storage cupboard.

Bedrooms Three and Four are also 'doubles', one with a window to the front elevation and the other to the rear.

The Family Bathroom has a bath, shower cubicle, a pedestal wash hand basin and w.c. Obscure window to the side elevation.

Outside: To the front of the property you will find a large driveway with access to the garage and front garden laid to lawn with hedges for privacy.

The rear garden is a good size, mainly laid to lawn with patio area and rural field views beyond.

The garage has light and power.

Early viewing is essential to appreciate the size of this property.

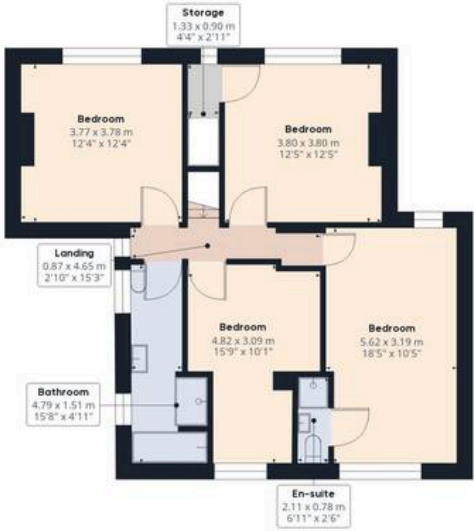






Ground Floor

Approximate total area<sup>(1)</sup>  
198.22 m<sup>2</sup>  
2133.62 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



**JP Harll**

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