



Spruce Way, Selby, YO8 8FJ

In Excess of **£350,000**



Spruce Way

Selby, YO8 8FJ

- Stunning 4/5 Bed Detached Family Home
- Landscaped South Facing Rear Garden
- FREEHOLD
- 137 Sq. M / 1482 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating and Solar Panels.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- EPC Rating 'B'
- Council Tax Band 'D'



Introducing this exceptional detached house, a stunning 4/5 bedroom family home exuding elegance and warmth. Situated in a sought-after location, this property offers a perfect blend of contemporary luxury and practicality.

Spanning an impressive 137 sq. m / 1482 sq. ft., this freehold property boasts spacious living areas that cater to modern family living. The interior is meticulously designed to create a welcoming atmosphere, with high-quality finishes and attention to detail evident throughout.

Upon entering, you are greeted by a bright and airy reception area that sets the tone for the rest of the home. The generous living room offers a comfortable space for entertaining, while the separate dining area provides an ideal setting for family meals. The modern and recently updated fully fitted kitchen is a chef's delight, featuring modern integrated appliances and ample storage space. There is also a useful utility room plumbed for washer/dryer and ground floor w.c.

The impressive garden room with solid roof means the living space is continued through this room and out into the south facing landscaped garden. This is a true family home.



Upstairs, The master bedroom benefits from an en-suite bathroom, adding a touch of luxury to every-day living as well as built in wardrobes. Additionally, there is a main family bathroom and a guest WC for added convenience.

Bedroom two also has built in wardrobes and all three of these bedrooms are large enough for a double bed and bedroom five is currently used as a walk in wardrobe but would make a great study or nursery.

Outside, the beautiful landscaped south-facing rear garden creates a tranquil outdoor retreat where you can relax and unwind. The perfect spot for enjoying al-fresco dining or simply soaking up the sunshine.

To the front the current owners have created a parking area for two cars with access to the integral garage (which has power and lighting).

This property is equipped with all essential utilities, including mains electricity, gas central heating, and solar panels, ensuring energy efficiency and cost-effectiveness. It also benefits from a mains water supply, mains sewerage, and high-speed broadband (FTTP) and 5G mobile connectivity.

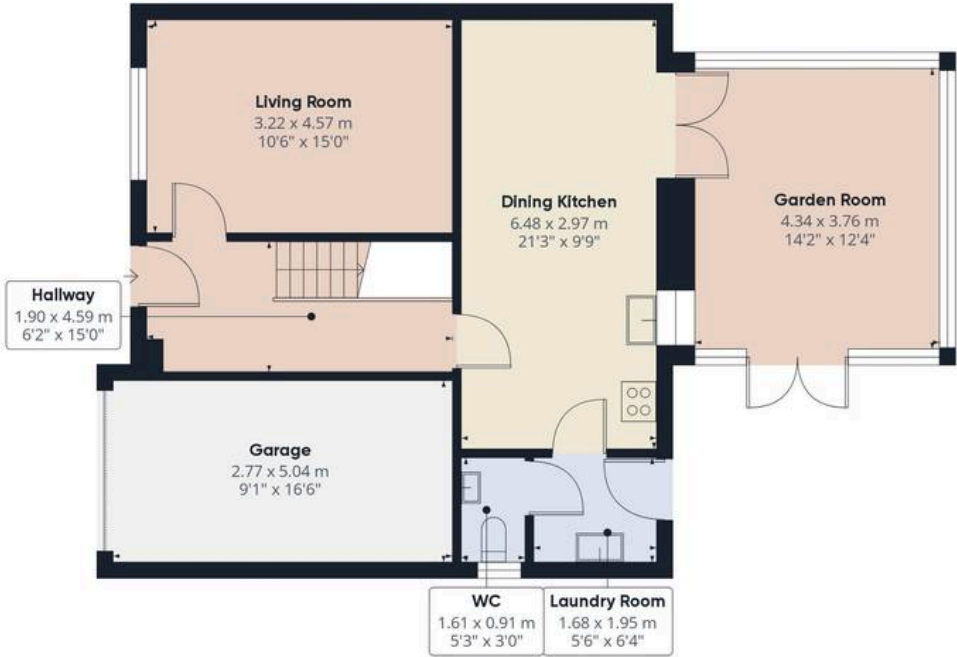
Constructed from brick, this well-maintained home offers durability and timeless appeal. With an EPC rating of 'B' and council tax band 'D', this property is not only a beautiful sanctuary but also a practical investment.

In conclusion, this exquisite detached house presents a rare opportunity to acquire a family home of distinction. With its impeccable design, abundance of living space, and convenient amenities, this property epitomises modern living at its finest. Contact us today to arrange a viewing and experience the luxury and comfort this home has to offer.



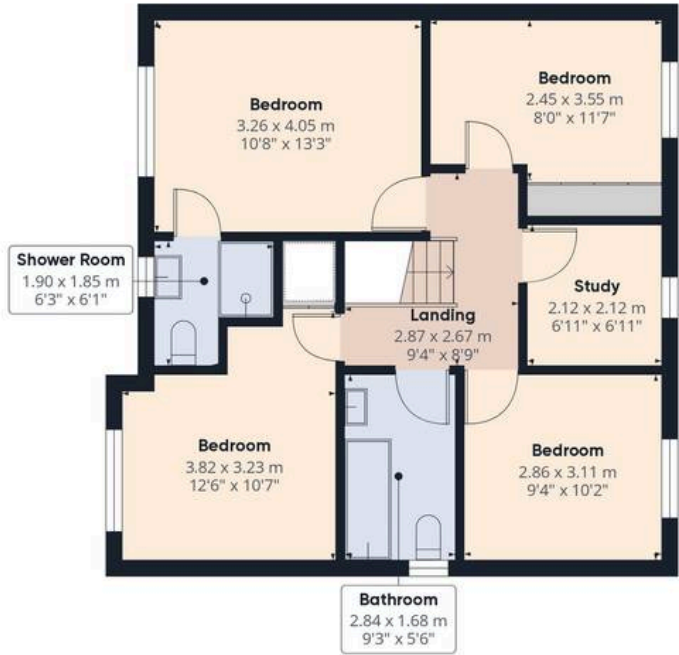






Ground Floor

Approximate total area⁽¹⁾
137.75 m²
1482.72 ft²



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.



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