



Church Hill, Wistow, YO8 3UU

In Excess of £300,000



Church Hill, Wistow

Selby, YO8 3UU

- No Onward Chain
- Four Bed Detached Victorian Period Property
- Secure Rear Garden with Parking
- 114 Sq. M/ 1227 Sq. Ft.
- FREEHOLD
- Mains Electricity. Oil Fired Central Heating.
- Mains Water Supply. Mains Drainage.
- Broadband: FTTC. Mobile 4G.
- EPC Rating 'F'
- Council Tax Band 'C'



NO ONWARD CHAIN - A delightful and charming four bed detached Victorian former Village shop with off street parking and two level garden to the rear. This house is in the heart of this sought after Village between York and Selby and is perfectly located to make the most of the amenities and transport links. This property's current owners brought their children up in the house using the local school and absolutely loved living here.

Stepping in from the side door into the hall with its checkerboard tiled floor you turn left into one of two large reception rooms either of which you could use as dining and living rooms. The room accessed from the hall has a feature fireplace and large window. The second reception room accessed from the first has multi-fuel burner large window to the front elevation and French doors out to the rear to allow plenty of light into this space.

The kitchen features reclaimed beams to the ceiling as well as a brick surround for the oven/range that would fit into this space. There is plenty of cupboard and work surface space allowing the keenest of cooks to rustle up many delights whilst looking out into the rear space. There is also a utility room which houses the boiler and ground floor w.c. The hallway also provides access to the understairs storage cupboard.

Upstairs the landing provides access to the four bedrooms and family bathroom.

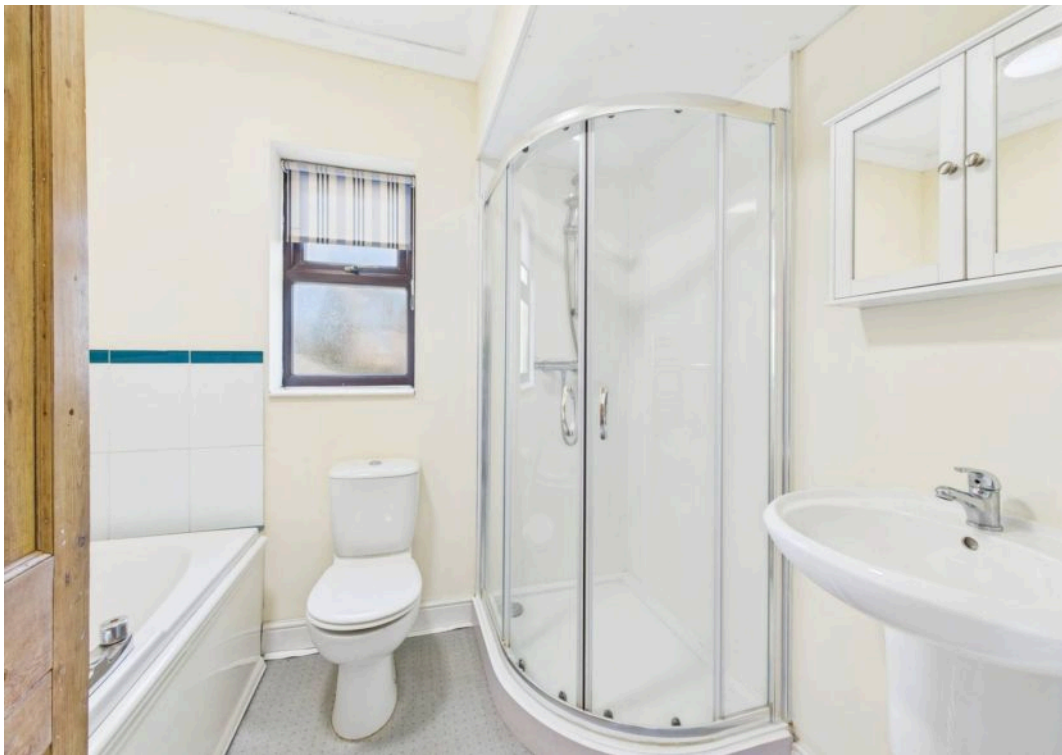
The spacious master bedroom with dual aspect windows previously contained a small en-suite which has been removed but the plumbing could still be re-connected to make an en-suite again should this be required. Bedrooms two and three are also double bedrooms whilst the fourth bedroom would make a generous single bedroom or office.

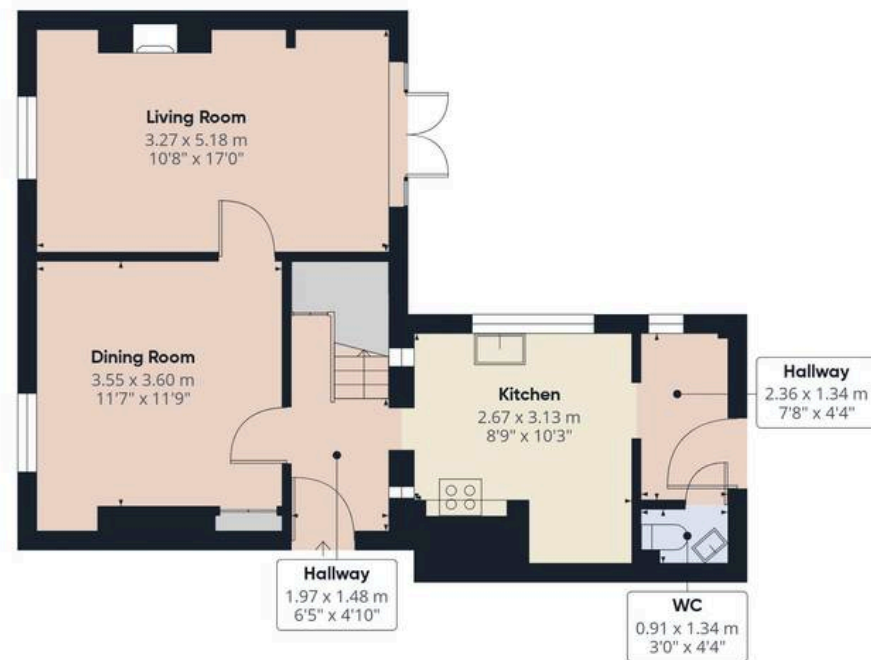
The family bathroom comprises bath, shower cubicle, toilet and hand wash basin.

Externally the property offers a two tiered garden with mature planted raised brick planter. There is also parking to the rear accessed via Hill Top Road. The rear outside space is secure with gates to the side to ensure any children or pets are contained.

We have priced the property to allow for some modernisation and would love to show you this property so please arrange your viewing today.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
100.7 m²
1083 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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JP Harll

J P Harll Estate Agents, 24 Finkle Street – YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

