



Wistow Road, Selby, YO8 3LY

In Excess of **£500,000**



Wistow Road

Selby, YO8 3LY

- Four Bedroomed Detached House
- Single Garage
- Approximately 0.48 Acre Plot
- 129 M2 / 1338 Sq. Ft.
- Mains Electricity / Mains Gas Central Heating.
- Mains Water / Mains Sewerage
- Freehold
- EPC Rating 'D' (60)
- Council Tax Band 'E'



Welcome to this enchanting four-bedroom detached house, located on a sprawling approximately 0.48-acre plot. As you step into this abode, you are greeted by a symphony of space and comfort, beckoning you to embrace a lifestyle of tranquillity and luxury.

Nestled back from the quiet road, and enclosed by its own brick wall, glorious garden and abundance of driveway, discover the rural charm of this family home. The impressive portico entrance, stands center stage. Step over the threshold and into the hallway, with doors leading to the lounge, dining room, kitchen, ground floor shower room and stairs leading up to the first floor accommodation.

The heart of the home beckons with its warm embrace. An abundance of natural light filters through the windows from two aspects, illuminating the space and creating an inviting ambience to unwind or host guests.

The large dining room boasts a generous bay window. This is the perfect space for hosting the Christmas tree, whilst you enjoy your Christmas dinner with the whole extended family. You will have enough space, but do you own enough chairs?

Elbow room comes with elbow room in this traditional working kitchen. It may not be modern, but offers a wealth of units and counter space. A door leads through into the study, which has been an extension. Wouldn't it be wonderful, if you could knock through and make the most of the sensational garden views at the back? Or perhaps you would like to make the generous sized study a treatment room, or bedroom? The possibilities are endless here.

Beyond the study is a rear entrance hall and store.

As the day draws to a close, retreat to the four cosy bedrooms that offer peace and privacy. Each room is thoughtfully designed to provide a restful sanctuary, embracing you in serenity and comfort. Drift off to sleep amidst a tranquil atmosphere, ready to embark on a new day rejuvenated.

Freshen up and rejuvenate in the family bathrooms. The traditional suite boasts panel bath, separate shower, pedestal wash hand basin and close couples w.c.



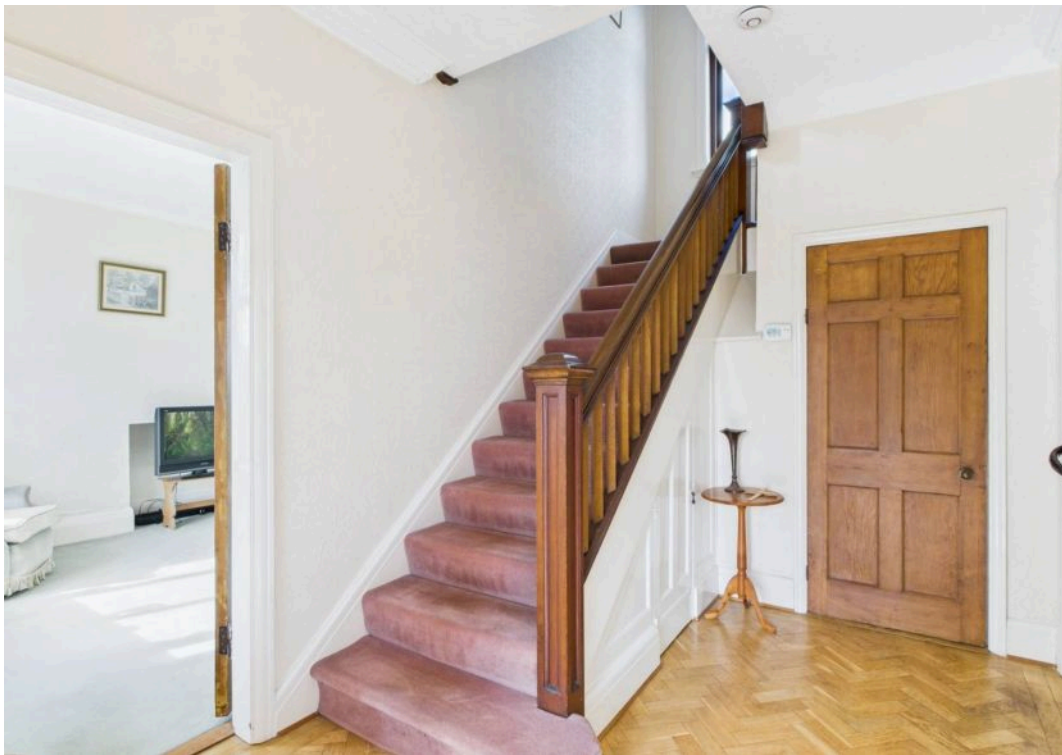
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For those with a penchant for the outdoors, this home is perfect for you. The approximately 0.48 acre plot is relatively a blank canvas with a few old fruit trees to enjoy.

Don't miss the chance to make this captivating property your own, where every corner whispers tales of comfort and elegance.

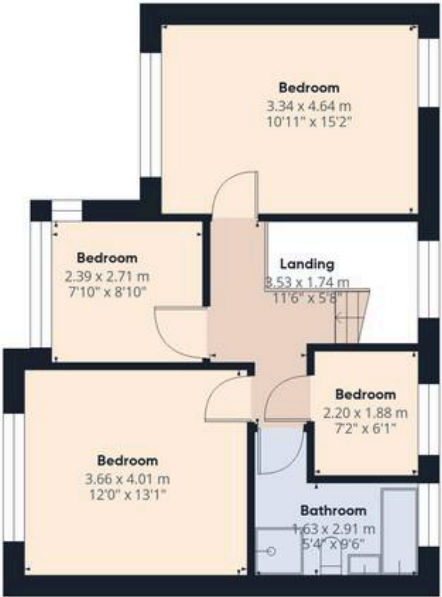








Ground Floor



Floor 1

Approximate total area⁽¹⁾
119.3 m²
1284 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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