



Mill Lane, Hemingbrough, YO8 6QX

In Excess of £600,000



Mill Lane, Hemingbrough

Selby, YO8 6QX

- Large Five/Six Bed Detached Family Home
- Good Size Plot, Large Driveway, Gardens To Three Sides
- Beautifully Presented Throughout
- 211 Sq. M./ 2273 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity.
- Mains Water. Sewerage Treatment Plant.
- Brick Built Construction
- FREEHOLD.
- Council Tax Band 'E'
- EPC Rating 'C' (72)



Welcome to Grange View, Hemingbrough. If you are looking for a truly adaptable 'Family' sized home with gardens to three sides, parking for multiple vehicles and garage – this one has it all and more.

Stepping inside the front door, into this spacious and welcoming home, it is immediately apparent, that this home flows naturally with multiple reception rooms and bedrooms across two floors making this a house that could be a 'forever home'.

From the hall with its under-stairs cloak and storage cupboard provides access to the spacious lounge, stunning dining kitchen, garden room, downstairs shower room and bedrooms.

To the right of the hall we have the lounge; which is, as all the rooms in the house of good size with dual windows, feature fireplace and beautiful views into both the front and rear gardens. From the hallway we access the dining kitchen, garden room and utility room with areas for sitting, eating and entertaining. The kitchen is well equipped with attractive, grey wooden cupboards and dark contrasting worksurfaces which adds to the striking appearance of this space. The kitchen provides everything needed for the keenest of home cooks. There is also access from the garden room into the rear garden.

There are two further rooms downstairs. They could, if needed, provide guest accommodation or reception rooms for an elderly relative making use of this fantastically adaptable property.

There is also an attractive modern fitted shower room on the ground floor with toilet and basin.



Upstairs, The large Master bedroom boasts a modern shower room en-suite and walk in wardrobe. There are also French doors opening onto a Juliette balcony with attractive views over farmland.

There are three further double bedrooms, the largest of which is currently used as a games room.

There is also another modern house bathroom on the first floor with shower over bath, toilet and hand basin.

Outside: To the front of this home is a large driveway providing parking for multiple vehicles. The drive provides access to the garage (which has power and lighting). The front garden is mainly laid to lawn with hedges and fence with gate for privacy and security.

The large rear garden is mainly laid to lawn with patio areas perfect for soaking up Summer sun and entertaining guests.

Viewing is essential and highly recommended to fully appreciate the adaptability of this home.

NB. Sewerage treatment plant added in 2022 and serviced and emptied in 2025. Gas boiler replaced in May 2022.











Approximate total area⁽¹⁾

211.2 m²

2273 ft²

Reduced headroom

5 m²

54 ft²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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