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# LILY HOUSE

HEMINGBROUGH, SELBY



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details



# Lily House, Hemingbrough, Selby



This gorgeous five / six-bedroom detached home is ideal for a variety of purposes, including multi-generational living.

Lily House will wow you with its modern, trendy decor and plenty of space for family needs. The versatile layout incorporates up to six bedrooms, three bathrooms, three living spaces, a dining room, and a lovely family kitchen that opens onto the enclosed garden area. There is also off-road parking for two cars.

Upstairs there are four bedrooms and a family bathroom; the primary bedroom having an adjoining room with lower head height that is currently being used for storage, which could be adapted for a variety of purposes.

Lily House is located in the delightful village of Hemingbrough, with easy access to Selby, York, and Hull. With its convenient location and spacious interior, this property will appeal to a wide range of buyers.

To arrange a viewing, please call us on 01757 601 209, 07484 754 685 or email: [simon.anley@theagencyuk.com](mailto:simon.anley@theagencyuk.com)

Don't pass up this wonderful opportunity to acquire a beautiful family house in a desirable community. Contact us today to schedule a viewing.

- **Five / Six Bedroom Detached Property**
- **Modern And Stylish Interior**
- **Ample Space For Family Needs**
- **Flexible Layout**
- **Spacious Annex Or Business Use (Previously Chip Shop & Beauty Rooms)**
- **Lovely Village Location**
- **Excellent Transport Links**
- **Off-Road Parking For Two Vehicles**









Hemingbrough, nestled in the Selby District, boasts a strategic location with excellent transport links to major cities like Hull and York via the M62 and A1M motorways. This accessibility enhances the village's appeal, attracting residents who seek a balance between rural tranquility and urban convenience.

Hemingbrough fosters a strong sense of community, evident in its various local events and initiatives. Steeped in history, the village features a remarkable 12th-century church, a testament to its rich heritage and a focal point for community gatherings. This blend of location, accessibility, community spirit, and historical significance makes Hemingbrough a truly unique and desirable place to live.



The home features an adjoining annexe that might be a teenager's fantasy, or supported living for parents. It has also previously been used for a variety of businesses, including; a chip shop, and beauty rooms, which may be reintroduced subject to acquiring the necessary planning permission.

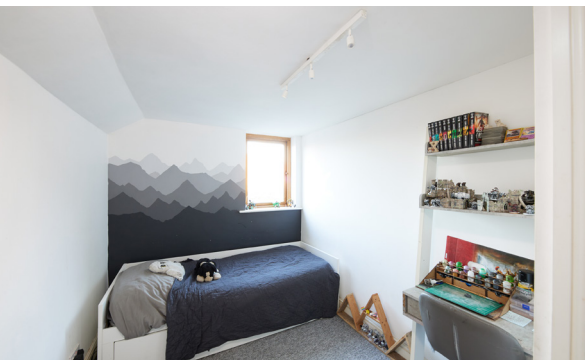




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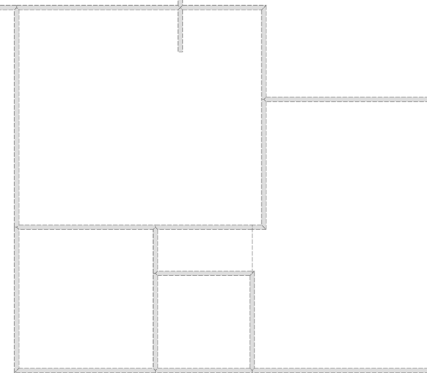
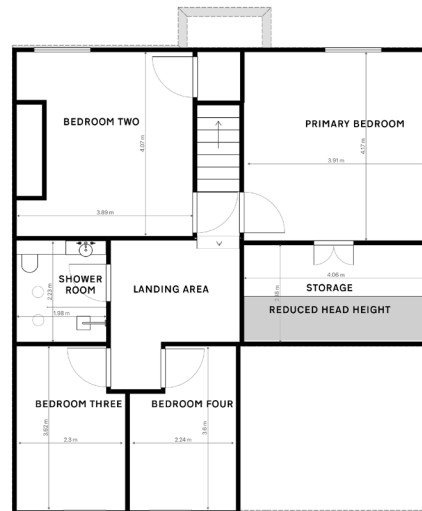
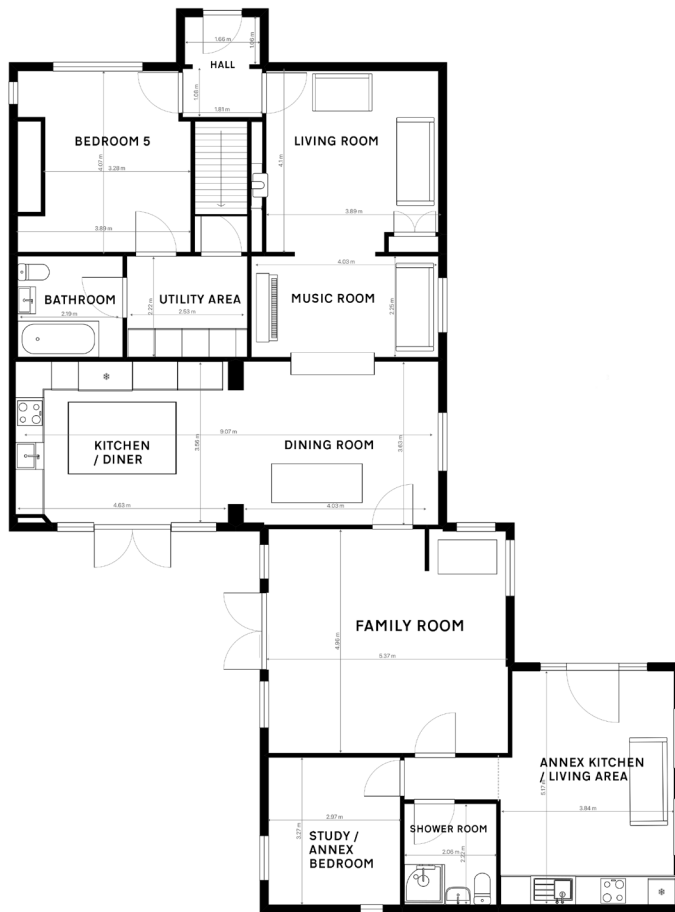












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan



# Local amenities

Hemingbrough is a small village in North Yorkshire that is located approximately 5 miles (8 km) from Selby and 4 miles (6.4 km) from Howden on the A63

With a good variety of local amenities including;

- Bakery
- Beauticians
- Convenience Store
- R & R Country equestrian store
- Two Local Pubs
- A 12<sup>th</sup> Century Church
- Spuds and Berries farm shop is a short distance away.

## PUBLIC TRANSPORT



NUMBER 1  
NUMBER 4A



SELBY TRAIN STATION  
LINKS TO YORK, LEEDS, HULL  
LONDON KINGS CROSS (2H 7M)

## SCHOOLS



HEMINGBROUGH COMMUNITY  
PRIMARY  
SELBY COLLEGE  
BARLBY HIGH

## MAJOR ROADS



A63  
A19  
M62

TENTURE TYPE: FREEHOLD

COUNCIL TAX BAND: E

LOCAL AUTHORITY:  
North Yorkshire

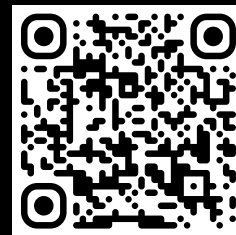


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