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HIRST ROAD

**CHAPEL HADDLESEY
SELBY
NORTH YORKSHIRE**



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Hirst Road, Chapel Haddlesey, Selby



Tucked away in the charming village of Chapel Haddlesey, this substantial four-bedroom detached home offers an exciting opportunity for those seeking space, tranquillity, and excellent commuter links. Owned and cherished by the same family for over 35 years, the property is brimming with potential and ready for its next chapter.

Set on a generous plot, the home features a versatile layout including four well-proportioned bedrooms, a family bathroom, a welcoming sitting room, a separate dining room, a light-filled conservatory, and a well-sized kitchen. Practical features, including a cloakroom, utility room, and ample storage throughout the home, enhance everyday comfort. While the property would benefit from a touch of modernisation in places, it presents the perfect canvas for creating your dream home.

Outside, you'll find beautifully mature gardens with vibrant planting, a detached double garage, and off-street parking. To the rear, a truly unique feature awaits—direct access to the River Aire, ideal for fishing or even mooring your own boat.

With mains electricity and efficient Economy 7 storage heating, this home combines character with cost-effective energy use. Just minutes from the M62, it offers superb connectivity to Leeds, Hull, and beyond, making it ideal for families or professionals alike.

- **Four Bedroom Detached**
- **Mooring and Fishing Rights**
- **Immaculate Gardens**
- **Village Location**
- **Excellent Transport Links**
- **Off-Road Parking**
- **Great Dog Walking**
- **Double Garage**
- **Economy 7 Electric Heating**





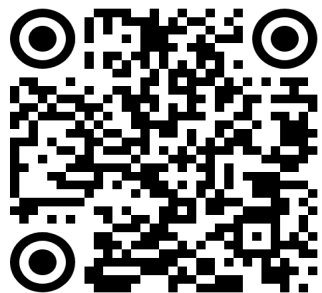


Upstairs, you'll find four bedrooms—and a well-appointed family bathroom featuring both a bath and a separate shower, offering flexibility for modern lifestyles.

Outside, this exceptional property sits on a generous plot, offering ample off-street parking and a beautifully landscaped garden filled with mature trees, colourful shrubs, and lush planting – creating a true private oasis. A detached double garage provides excellent storage or workshop potential.

To the rear, the property enjoys exclusive access to the tranquil River Aire, perfect for fishing or mooring your own boat – a rare and idyllic feature that brings a touch of waterside living right to your doorstep.

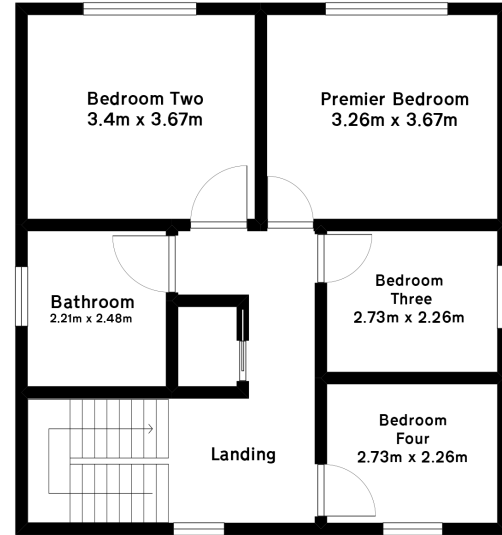
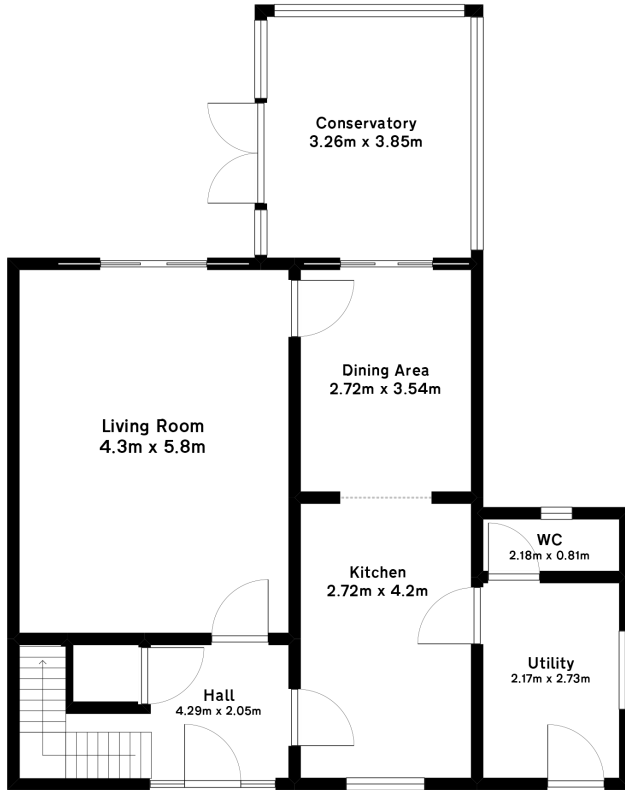




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**TOTAL FLOOR AREA Excluding Garage
128sq.m. (1377sq.ft.) approx.**



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

Chapel Haddlesey is a picturesque village nestled in the heart of North Yorkshire, offering the perfect balance of rural charm and modern convenience.

Known for its welcoming community and peaceful surroundings, the village boasts a strong sense of local pride, with friendly neighbours and a thriving village spirit.

Families and professionals alike are drawn to the area for its excellent commuter links — with the M62 motorway just minutes away, providing quick and easy access to key destinations such as Leeds, Hull, and Manchester.

Whether you're heading into the city for work or exploring the stunning Yorkshire countryside, Chapel Haddlesey offers an unbeatable location that blends countryside living with superb connectivity.

PUBLIC TRANSPORT



NUMBER 496



SELBY TRAIN STATION 4.46m
LINKS TO YORK, LEEDS, HULL
LONDON KINGS CROSS (2H 7M)

SCHOOLS



Chapel Haddlesey COE Primary (Good)
Carlton Primary (Good)
Snaith Primary (Outstanding)
The Snaith School Secondary (Good)
BRAYTON ACADEMY (Outstanding)

MAJOR ROADS



| | | |
|-----|-----|-------|
| A19 | | 0.1m |
| M62 | J34 | 2.78m |
| M18 | J7 | 6.77m |

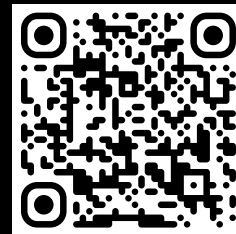
TENTURE TYPE: FREEHOLD

COUNCIL TAX BAND: E
EPC E

LOCAL AUTHORITY:
North Yorkshire



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THE ONE?



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