



HUNTERS[®]
HERE TO GET *you* THERE

22 Back Lane, North Duffield, Selby, YO8 5RJ

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Asking Price £500,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this immaculately presented impressive five bed roomed home, built by the renowned Hogg the builder. Featuring trademark exposed timber and king post, Inglenook open fireplace, located within the popular village of North Duffield. This beautiful home benefits from an oil central heating system and UPVC double glazed windows. The property benefits from an entrance hall, cloakroom/w.c, large living room, dining room, dining kitchen with fitted units, integral appliances and range cooker. A large conservatory with underfloor heating to the ground floor. To the first floor bedroom one with en-suite, four further generously sized bedrooms and a family bathroom with a corner bath and enclosed separate shower. To the front of the property there is a garden laid to lawn with shrubs and seating area. A driveway leads to an integral double garage with a utility area and electrically operated doors. To the rear of the property there is a garden laid to lawn with shrub borders, a patio area which is ideal for outside dining. There is also a wooden gazebo and garden shed. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing

LOCATION

North Duffield is an attractive village with a good mix of period and modern properties which have been thoughtfully developed over the years. The village has local amenities and close to the village green, public house, play area and Playing Field such as an excellent primary school close by, shop, public house etc but the main amenities can be found in either Selby or York. Selby lies approximately five miles South of the village and the Historic City of York lies approximately thirteen miles to the North. Good access to the A19, A64, M62, M18, A1/M1 trunk roads and trains to local areas and direct to London run from York, Selby and Howden.

DIRECTIONS

From Selby town Centre take the A19 signposted to York, turn right at the A163. Upon entering North Duffield continue on Market Weighton road then turn left onto Back Lane where the property can be identified by our Hunters exclusive board on the right hand side.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; F
EPC Rating : D

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Back Lane, North Duffield, Selby, YO8

Approximate Area = 1938 sq ft / 180 sq m

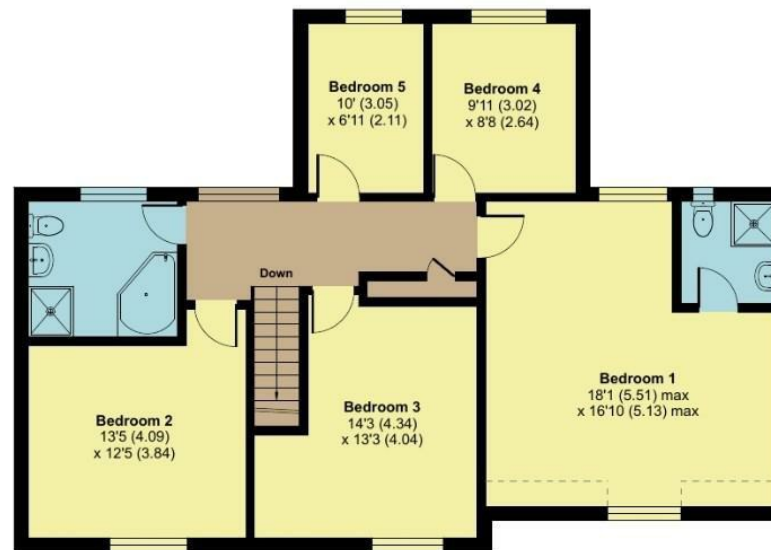
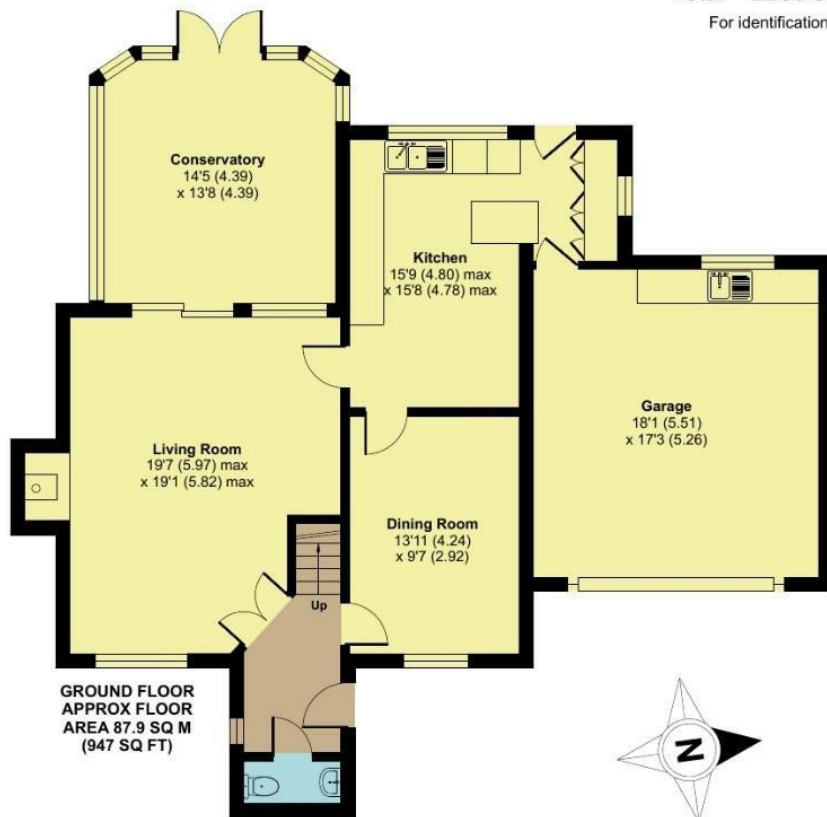
Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 2263 sq ft / 210.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1091931

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	









