



School Road, Hemingbrough, Selby, YO8 6QS Offers Over £780,000



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# School Road, Hemingbrough, Selby

## DESCRIPTION

Circa 1850's The Hall Lodge is an individual well presented five bedroom detached home offering versatile family living accommodation located in the popular village of Hemingbrough with easy access to excellent commuter links. This versatile well-proportioned home comprises spacious entrance hall with stairs leading to the first floor, bathroom with jacuzzi bath, boiler room that could also be used for storage, stunning lounge and through sitting room with a door out to the landscaped gardens, study, bedroom five, a larger dining room that can seat up to ten plus people with bar area, another downstairs bathroom next to the second set of stairs leading to the first floor, utility room, large modern kitchen with island and family room. To the first floor there are four bedrooms and two bathrooms with views of the landscaped gardens. Bedroom one incorporates built in bespoke pitted oak wardrobes. The outside of the property offers privacy with tall brick walls and electric gates, landscaped and manicured garden, ample parking for vehicles, large pond and extensive patio area. Separate garage block incorporating a double and two single garages with power and storage area over. The garage block could also be converted subject to planning permission. Viewing comes highly recommended to appreciate this beautiful family home on offer. Call Hunters Selby seven days a week to book a viewing.

## LOCATION

The ancient village of Hemingbrough lies approximately five miles' south-east of Selby. The landscape in the immediate area is dominated by the beautiful 12th Century St Mary's Church located within the village. You can also find in the village a bakery, a convenience store and two pubs. Education is provided in Hemingbrough by the highly rated primary school, and there are convenient bus links to Selby and Goole, easy access to the M62.

## DIRECTIONS

From Selby take the A19 north towards York and take the first turning signposted A63 Howden. Continue along through the villages of Osgodby and Cliffe. On entering the village of Hemingbrough continue on the A63 then turn Right onto School Road where the property can be identified on left hand side.

## Material Information - Selby

Tenure Type; freehold  
Council Tax Banding; G  
EPC Rating : D









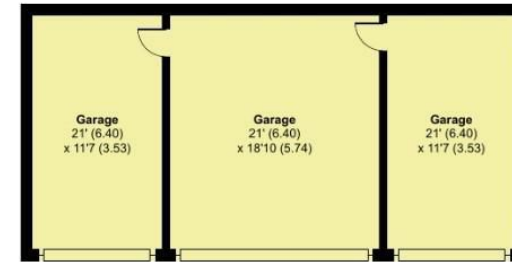
# The Hall Lodge, School Road, Hemingbrough, Selby, YO8

Approximate Area = 3314 sq ft / 307.8 sq m

Garages = 913 sq ft / 84.8 sq m

Total = 4227 sq ft / 392.6 sq m

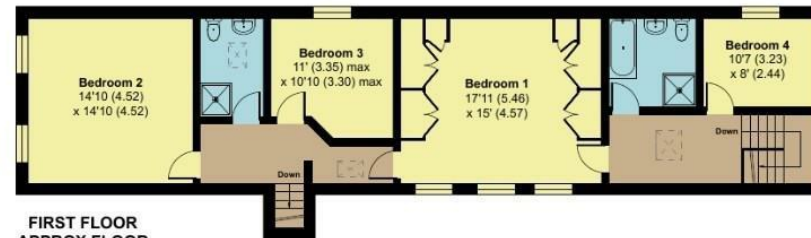
For identification only - Not to scale



**GARAGES**  
AREA 84.8 SQ M  
(913 SQ FT)



**GROUND FLOOR**  
APPROX FLOOR  
AREA 209.8 SQ M  
(259 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 98 SQ M  
(1055 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Hunters Property Group. REF: 1102504











## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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