



The Lodge, Main Street, West Haddlesey, YO8 8QA



Offers Over
£500,000

HUNTERS[®]
EXCLUSIVE

Main Street, Selby

DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this five bedroom detached home. This unique, one of a kind detached home is set in the village of West Haddlesey offering flexible living and benefiting from an oil central heating system, UPVC double glazing and briefly comprises a spacious entrance hall, downstairs cloakroom/w.c, kitchen utility room, reception room with French doors leading into the garden and dining room to the ground floor. To the first floor bedroom one with en-suite bathroom, two further bedrooms and a bathroom. To the second floor bedroom four with en-suite bathroom and bedroom five with built in wardrobes. To the front of the property a driveway leads to a garage along with parking for several vehicles. To the rear of the property there is a limestone patio area with shrubs and garden with fencing around the perimeter. Viewing comes highly recommended. Call Hunters Selby seven days a week to book a viewing.

LOCATION

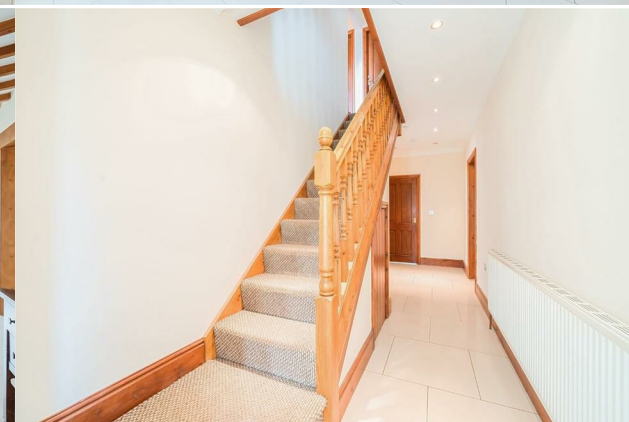
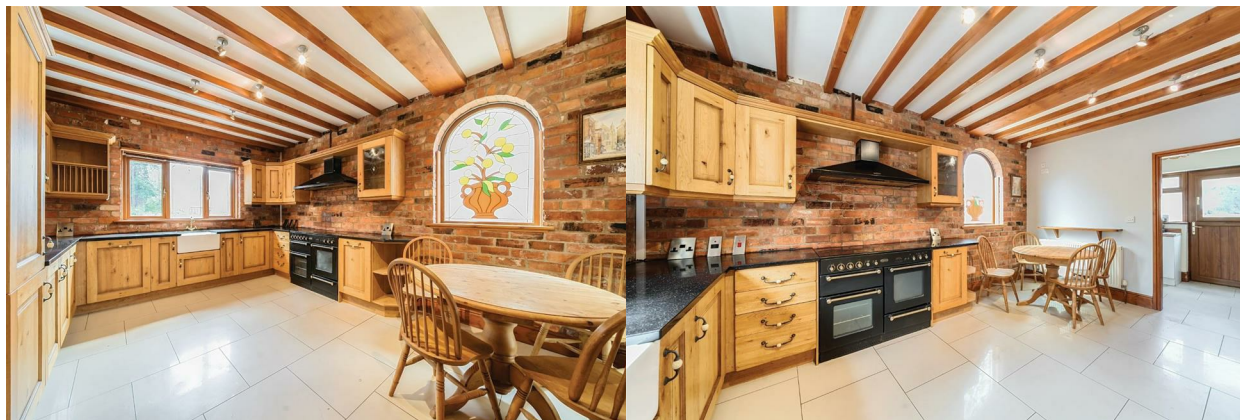
West Haddlesey is a select village, highly sought after and is located south of the historic town of Selby. Situated approximately five miles from Selby, the market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including three main Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station and the famous Selby Abbey. The city of York is approximately fourteen miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster with excellent road communications being A19, M62, A1041, A1/M1 and M18.

DIRECTIONS

From Selby take the A19 in the direction of Doncaster. This leads to the Chapel Haddlesey/West Haddlesey junction. Turn right signposted to West Haddlesey. Follow this road for approximately one mile pass the George and Dragon pub and The Lodge can be identified on the Right hand side identified by our Hunters exclusive for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : C





Main Street, West Haddlesey, Selby, YO8

Approximate Area = 2094 sq ft / 194.6 sq m

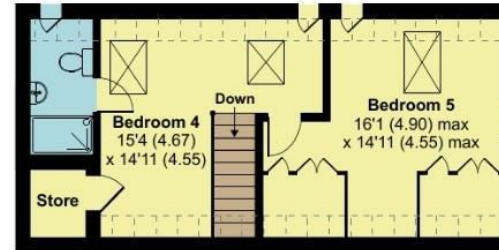
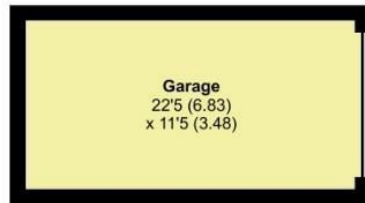
Limited Use Area(s) = 89 sq ft / 8.2 sq m

Garage = 264 sq ft / 24.5 sq m

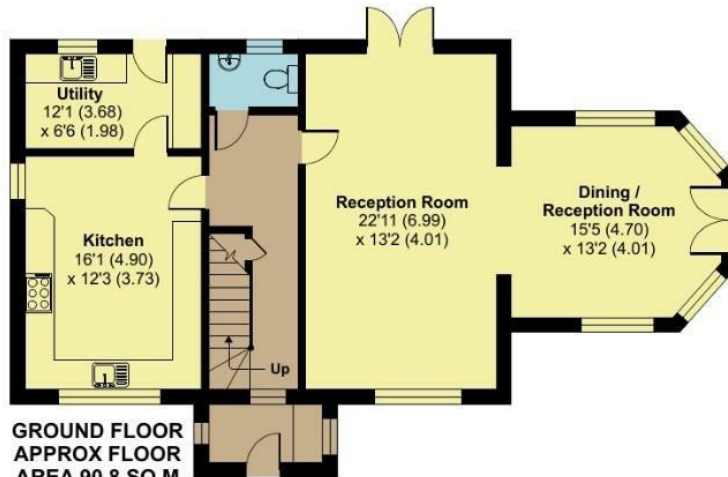
Total = 2447 sq ft / 227.3 sq m

For identification only - Not to scale

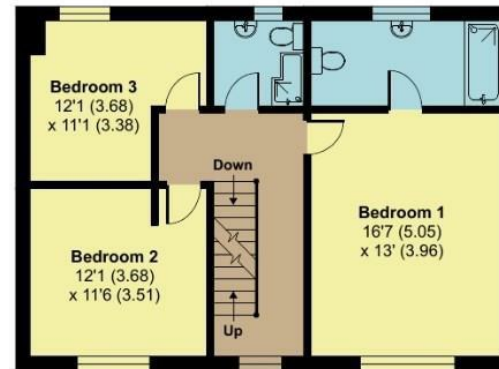
Denotes restricted
head height



**SECOND FLOOR
APPROX FLOOR
AREA 34.3 SQ M
(369 SQ FT)**



**GROUND FLOOR
APPROX FLOOR
AREA 90.8 SQ M
(978 SQ FT)**

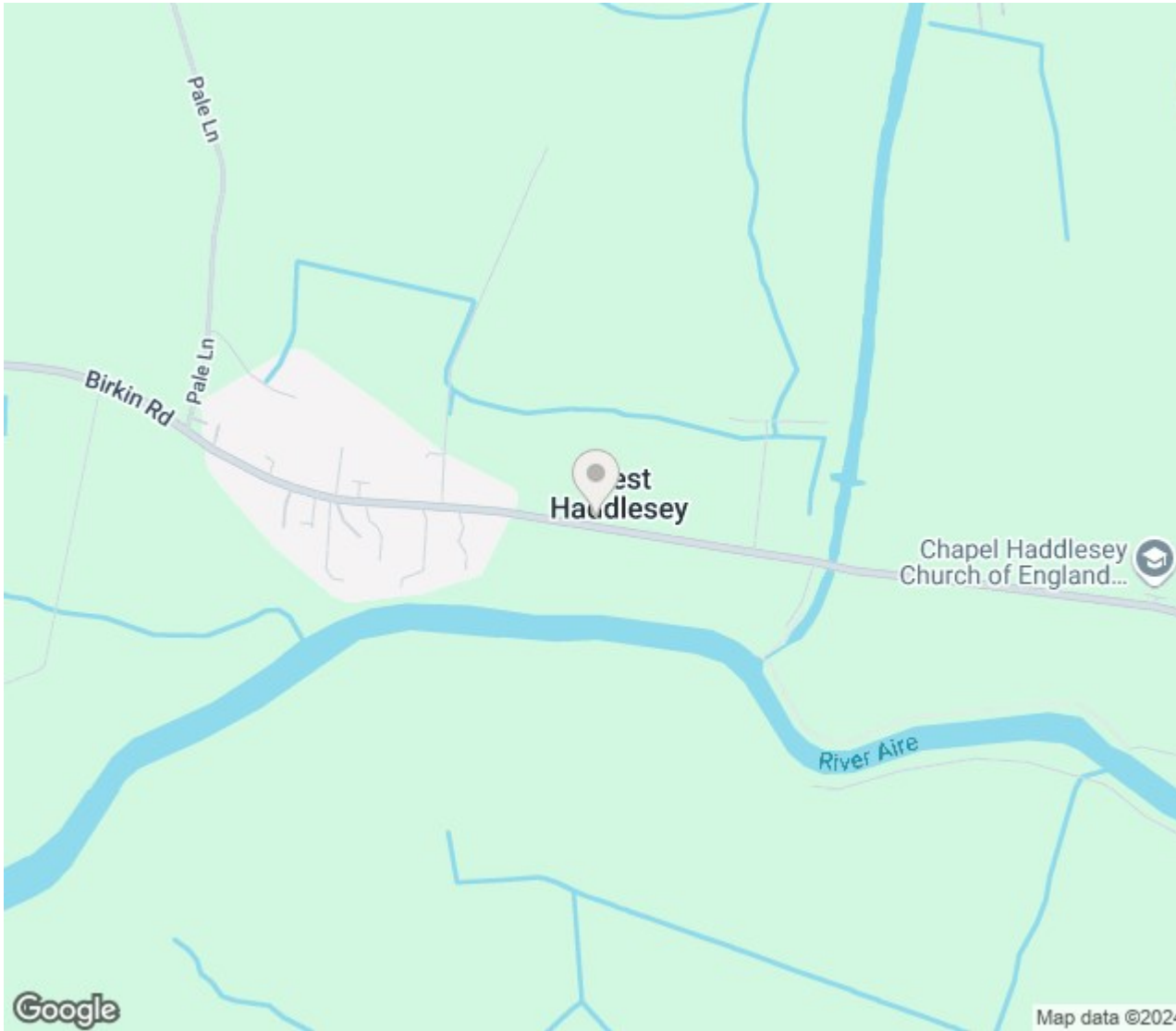


**FIRST FLOOR
APPROX FLOOR
AREA 69.4 SQ M
(747 SQ FT)**




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1153392





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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