



The Landings, West Haddlesey, YO8 8QA

£725,000



Main Street, Selby

DESCRIPTION

Bank House is a stunning individual and fully renovated detached six bedroom home offering versatile family living accommodation situated within the popular village of West Haddlesey with easy access to excellent commuter links.

The property takes full advantage of its south facing position and open aspect views. Comprising of entrance hall leading to the open plan kitchen, dining and reception rooms featuring a log burner and French doors leading out to the garden. There is a good size utility room and a separate lounge with French doors also leading out to the garden. The ground floor has two double bedrooms (one with an en-suite) and a family bathroom. To the first floor, bedroom one has a dressing room, spacious balcony area. There is a bathroom and three further double bedrooms (one with a toilet and hand wash basin).

To the front of the property is a large graveled driveway with parking for numerous vehicles and a double garage. The south facing garden is set predominately to lawn with decking area over looking the river with landscaped gardens with established shrubs, plants and evergreens creating a tranquil setting. The property also benefits from solar panels, a private boat mooring and fishing rights. Viewing comes highly recommended to appreciate this beautiful individual property on offer. 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 our Hunters exclusive for sale board can be identified on the left hand side. When approaching our Hunters exclusive for sale board turn left and follow the signs for Elm Tree Grange then continue the road around where Bank House can be identified.

Material Information - Selby

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





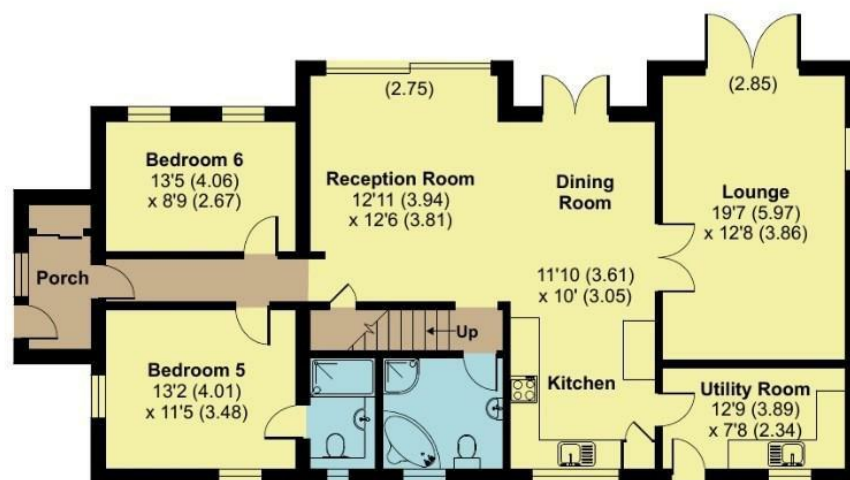
Bank House, The Landings, Main Street, Selby, YO8

Approximate Area = 2219 sq ft / 206.2 sq m

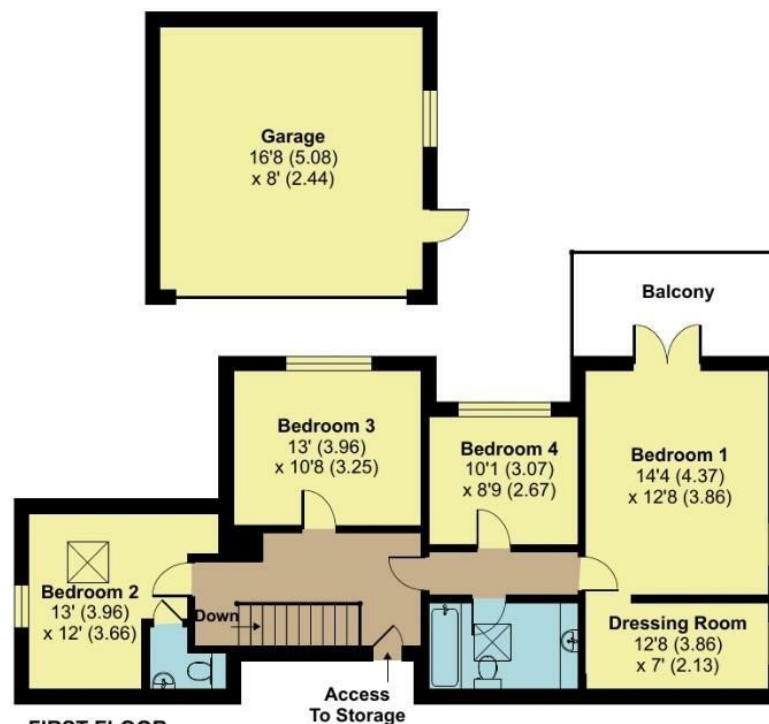
Garage = 330 sq ft / 30.6 sq m

Total = 2549 sq ft / 236.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 1362 SQ M
(126.5 SQ FT)

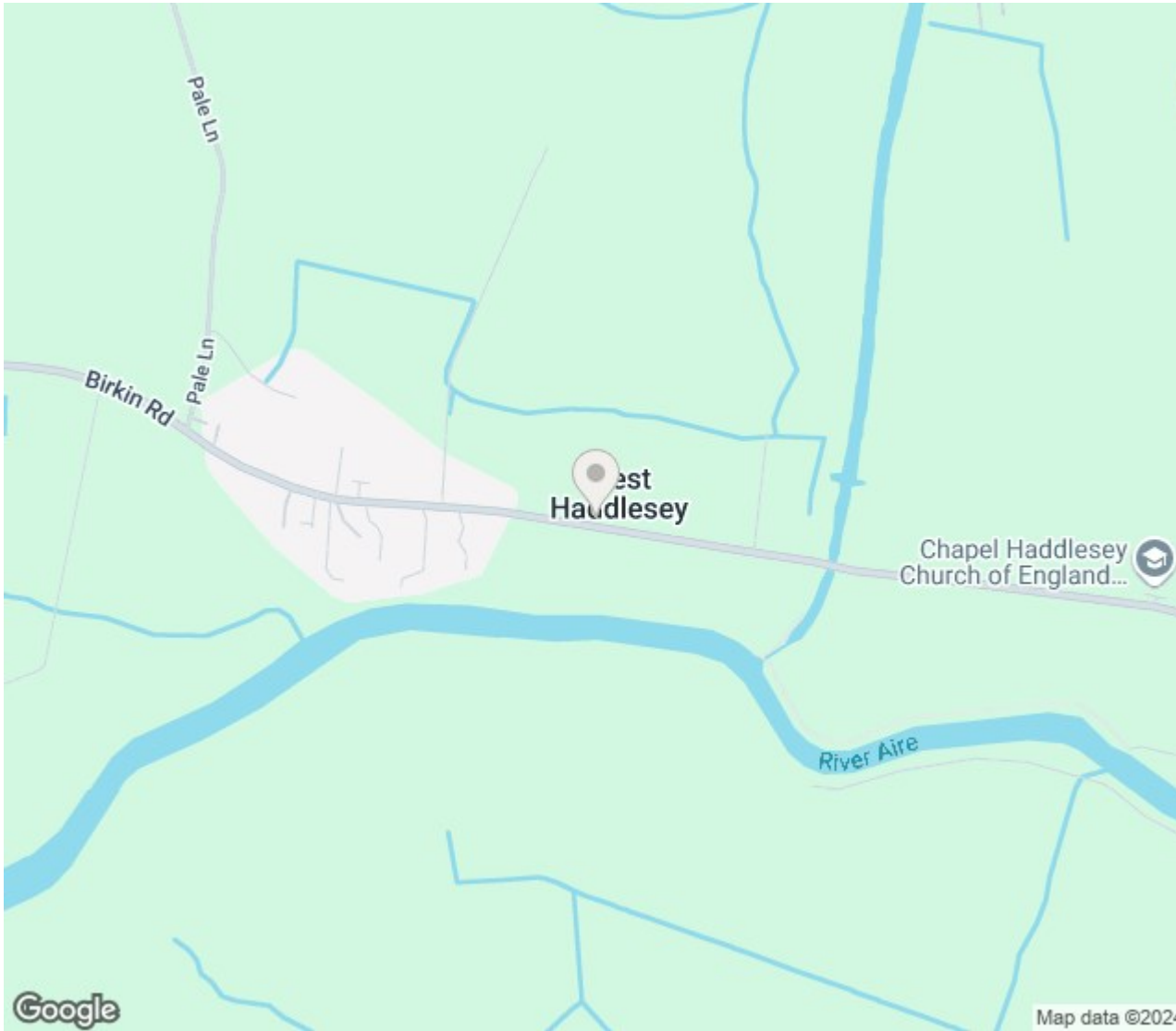


FIRST FLOOR
APPROX FLOOR
AREA 857 SQ M
(79.6 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hunters Property Group. REF: 1120993





ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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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