



**Main Street, West Haddlesey, Selby, YO8 8QA**

**Guide Price £400,000**



**HUNTERS®**  
EXCLUSIVE



# Main Street, Selby

## DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale Westfield Farm. This individual detached three bedroom bungalow with approximately 2 acres of land and outbuildings is located on Main Street in the picturesque village of West Haddlesey in Selby with easy access to excellent commuter links. The property comprises spacious porch, entrance hall, kitchen, dining room, living room, conservatory, three bedrooms, snug which could also be used as a bedroom and a family bathroom.

Situated on approximately 2 acres of land, this bungalow offers ample space. The property features from a car port, kennels and large garage (32'3 x 21'2) with also the potential for planning on the outbuildings to be turned into separate dwellings, this property offers a unique opportunity for those looking to customise and expand their living space to suit their needs or could be used for various other uses such as workshops, storage space and perfect opportunity to develop into a small business.

One of the standout features of this property is that its river fronted for approximately 400m and its own fishing and mooring rights creating a tranquil and relaxing atmosphere.

Don't miss out on the chance to own this unique bungalow with its idyllic setting and great potential. Viewing is highly recommended to appreciate the accommodation 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 and the property can be identified on the left hand side by our Hunters exclusive for sale board.

### Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : E

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.









## Main Street, West Haddlesey, Selby, YO8

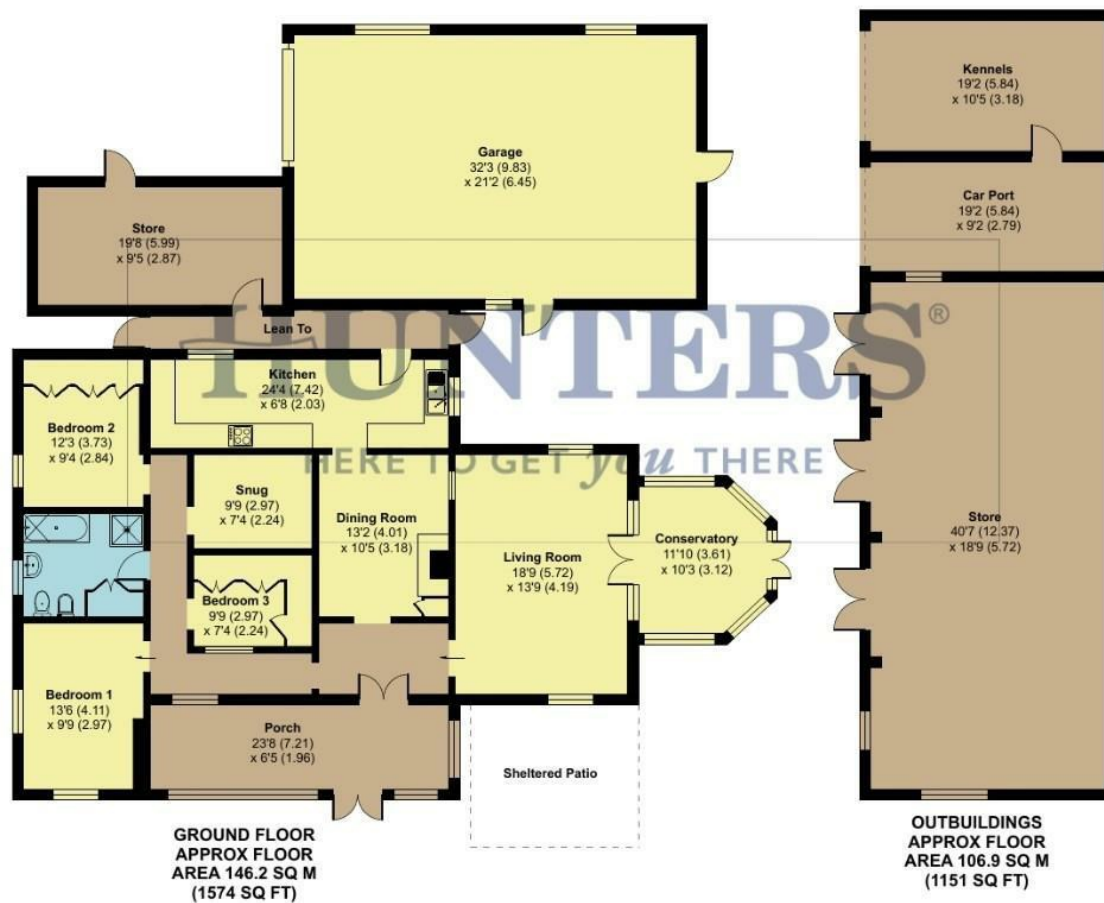
Approximate Area = 1574 sq ft / 146.2 sq m (excludes lean to / carport)

Garage = 684 sq ft / 63.5 sq m

Outbuilding = 1151 sq ft / 106.9 sq m

Total = 3409 sq ft / 316.7 sq m

For identification only - Not to scale

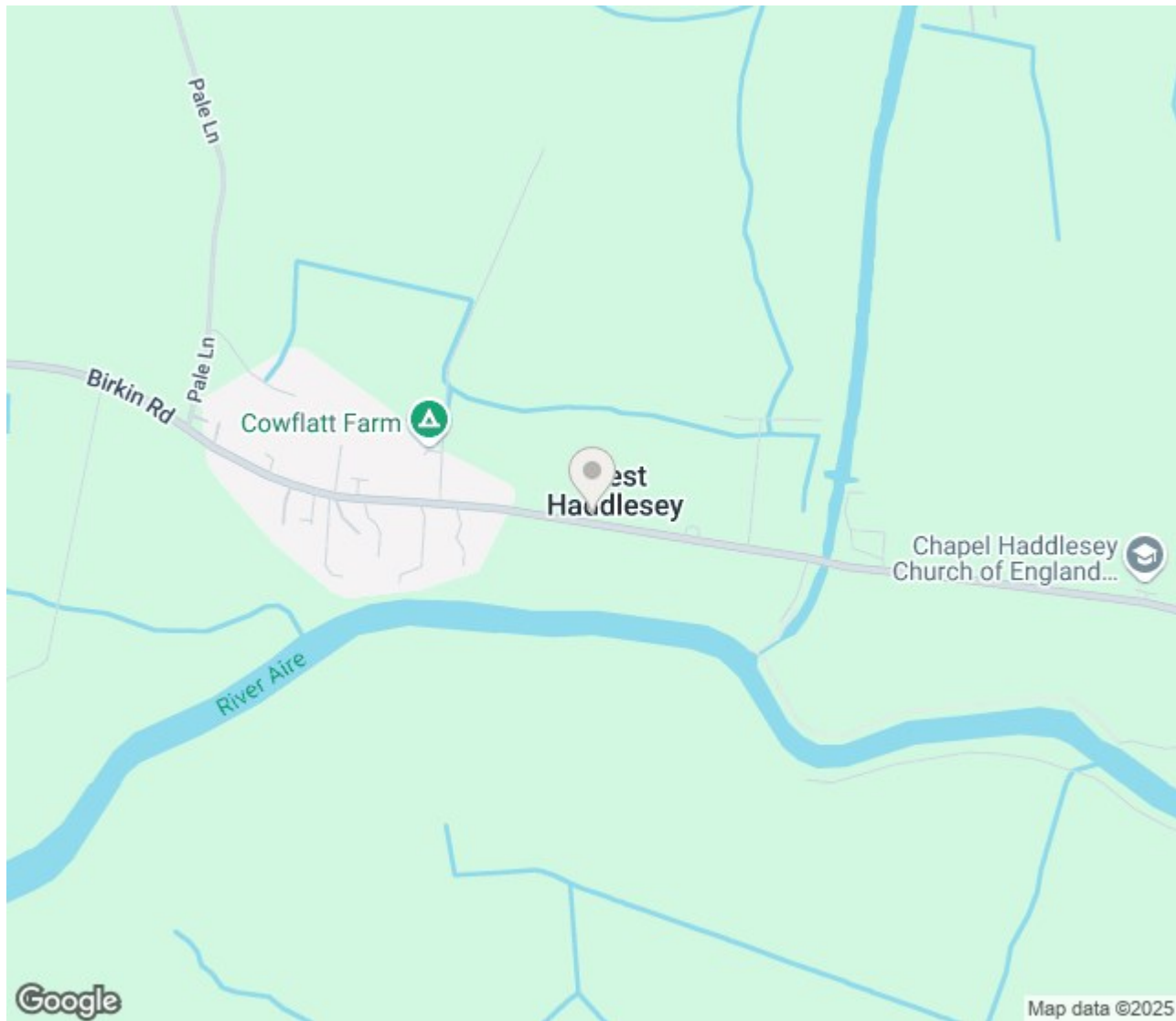


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1206187









## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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