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5 Poplar Gardens, Drax, Selby, YO8 8NF

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Guide Price £400,000

DESCRIPTION

Nestled in the picturesque village, this executive style home offers a perfect blend of comfort and sophistication. Beautifully presented throughout and located over three floors. A deceptively spacious family home. The fabulous kitchen diner with modern range of quality wall and base units, oak flooring and showcases integrated appliances, while the bay windowed lounge bathes in natural light. The generous master bedroom features a dressing area and a luxurious ensuite with a free-standing oval bath and separate walk-in shower.

Boasting a second ensuite in bedroom two and three additional bedrooms. With a beautifully presented interior, this spacious family home also boasts a downstairs cloakroom, family bathroom, and a separate utility room for extra convenience.

Outside, a driveway leads to the integral garage, while the private rear garden beckons with a decked seating area, lawn, and a brick-built barbecue, ideal for outdoor entertaining. A detached outbuilding/garden room which is currently used as a gym but would be an ideal office or bar. Situated in a quiet cul-desac, the property ensures peaceful living in a serene environment.

LOCATION

The village is served a number of highly regarded primary and secondary schools eg. Drax (Read Private School) Camblesforth and Snaith. In the surrounding area there are shops, amenities, public houses with reputations for good food and beverages. The property is situated approximately 9 miles from Selby. Selby the market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Somerfield and Morrisons Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station and the famous Selby Abbey. The city of York is only 14 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

Leave Selby on the A1041 Bawtry Road, take the A645 sign to Drax, follow the main road into Drax then turn right onto Poplar Gardens where the property can be identified.

Material Information - Selby

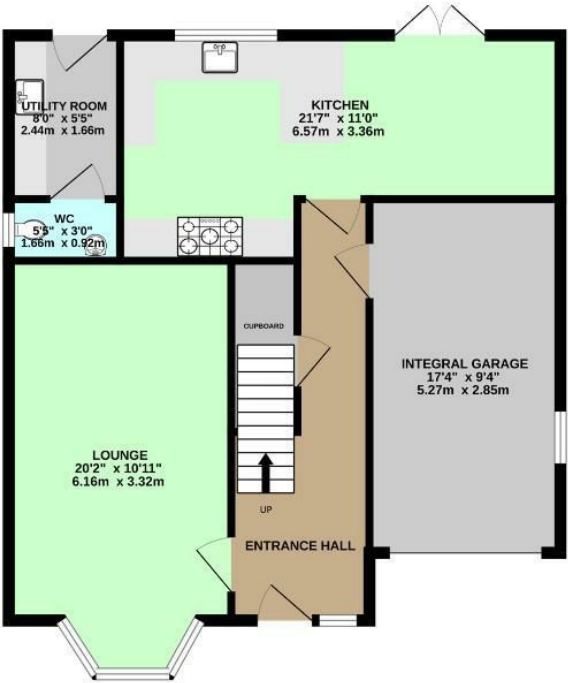
Tenure Type; Freehold

Council Tax Banding; E

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



2ND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

