



Berachah, Hull Road, Hemingbrough, Selby,
YO8 6QJ

Offers Over £485,000



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HUNTERS[®]
HERE TO GET *you* THERE

Berachah, Hull Road, Hemingbrough, Selby, YO8 6QJ

DESCRIPTION

Hunters Selby are delighted to offer for sale this charming, well presented and tastefully appointed four bedroomed, four reception roomed detached character cottage located in the sought after village of Hemingbrough. The property offers ideal family accommodation for those seeking a spacious home in a private yet convenient location. The property is set in a substantial plot with mature shrubs, low maintenance wrap around gardens along with a lengthy driveway which can hold several cars, caravan, boat etc. The driveway also leads to the double garage and outhouses.

The property is light, spacious, airy and benefits from a gas central heating system and UPVC doors/windows throughout. The front facing windows are diamond leaded which adds to the charm and character of the property.

On entering the property the entrance hall leads to a staircase. The opening on the right leads to a delightful sitting room with open fire, dual aspect windows, stripped wood floor and archway to under stairs recess with fitted storage cupboard. The opening on the left leads to a partially open plan dining room with oiled wood floors, coving, and is ideal for family get togethers and entertaining. Leading from this is a wonderful bespoke shaker style kitchen with hard wood work surfaces, Belfast sink, display cabinets integrated appliances and space for range cooker. To the left is an elegant lounge with quality stone fireplace for a gas or electric fire, double aspect windows and patio area leading to front patio. To the right, a hallway leads to a rear door which opens onto a good sized study/fifth bedroom with patio doors which lead into the side garden and utility room with W.C.

To the first floor there is four large double bedrooms. Bedroom four has craftsman built natural pine wall to ceiling wardrobes. There is also a family bathroom with corner bath, shower cubicle and storage cupboard.

Viewing comes highly recommended to appreciate this unique characterful property 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 with close links to the motorways. 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 a pair of pubs. Education is provided in Hemingbrough by the highly rated primary school.

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 Hull Road and the property can be identified on the left hand side by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

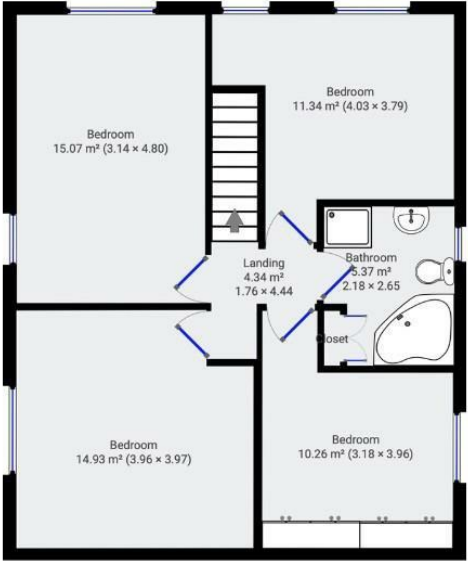




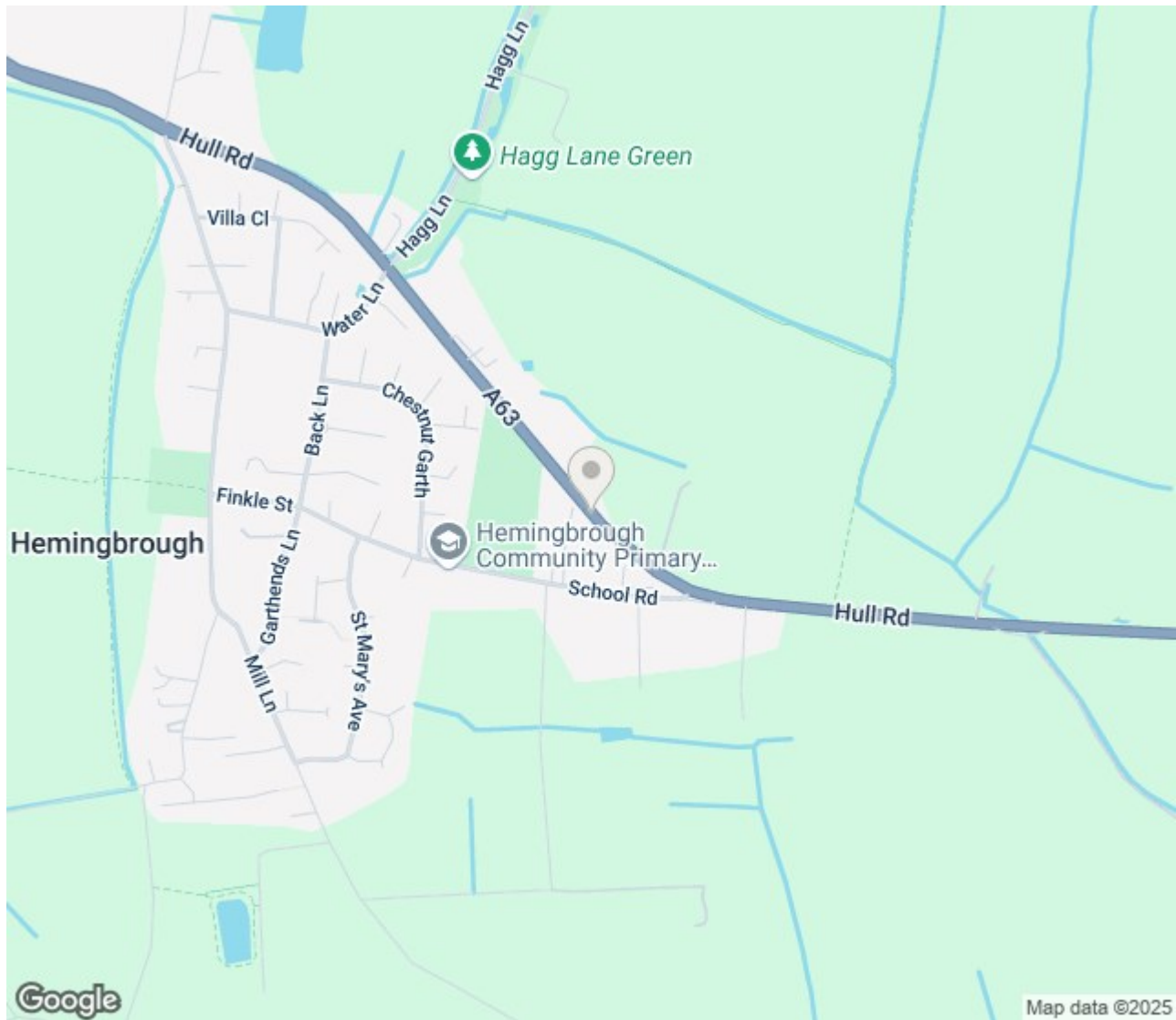
GROUND FLOOR



FIRST FLOOR







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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