



HUNTERS

Poplar Farm, The Green, Gateforth, Selby, YO8 9LF



Guide Price £565,000

HUNTERS
EXCLUSIVE

Poplar Farm, The Green, Gateforth, Selby

DESCRIPTION

NO ONWARD CHAIN Poplar Farm is a beautifully well presented 18th century family home offering real character and charm, situated within the village of Gateforth, enjoying excellent views across the Village Green. This delightful four bedroom detached home benefits from an oil central heating system and double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, two reception rooms, office, kitchen/breakfast room and utility room to the ground floor. A door also leads down to the cellar with ample storage. To the first-floor bedroom one with en-suite bathroom, three further bedrooms and a family bathroom. Outside of the property a driveway leads to a double garage. To the front of the property there is a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with mature shrubs, patio area with fencing and hedging around the perimeters. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Gateforth is approximately four miles from Selby, approximately fifteen miles from Leeds and approximately fourteen miles from York. It is approximately five minutes away from the A63, giving good road links to the A19, M62 and A1. Leeds, York and Selby are all easily accessible from Gateforth, giving good access to excellent schools, vibrant markets, shopping and supermarkets, leisure centres and golf clubs. The surrounding villages offer a wide range of amenities, pubs, restaurants and local services.

DIRECTIONS

From Selby take the A1041, at the roundabout take the third exit onto the A63 at the next roundabout take the second exit and stay on the A63. Turn left onto Gateforth New Road. Gateforth New Road turns slightly right and becomes Hillam Road where Poplar Farm is located by our Hunters exclusive for sale board on the left-hand side overlooking the village green.

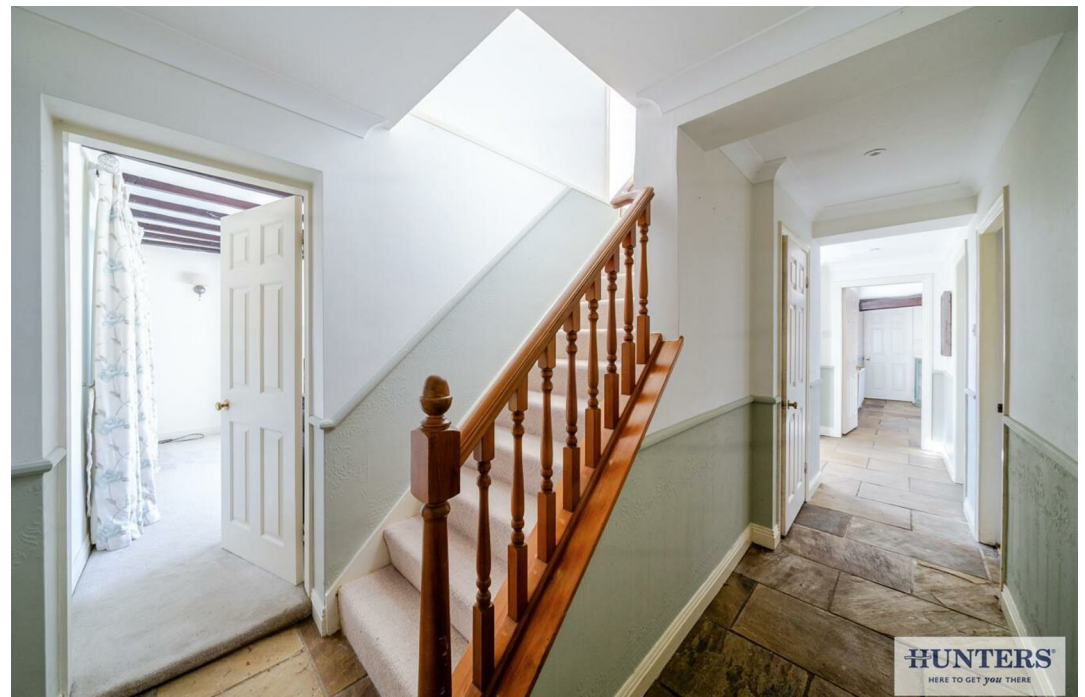
Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; F

EPC Rating : E





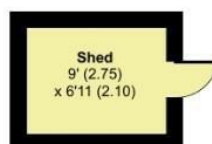
Poplar Farm, The Green, Gateforth, Selby, YO8

Approximate Area = 2230 sq ft / 207.1 sq m (includes garage)

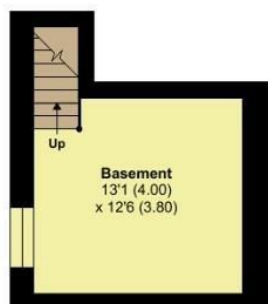
Outbuilding = 61 sq ft / 5.6 sq m

Total = 2291 sq ft / 212.8 sq m

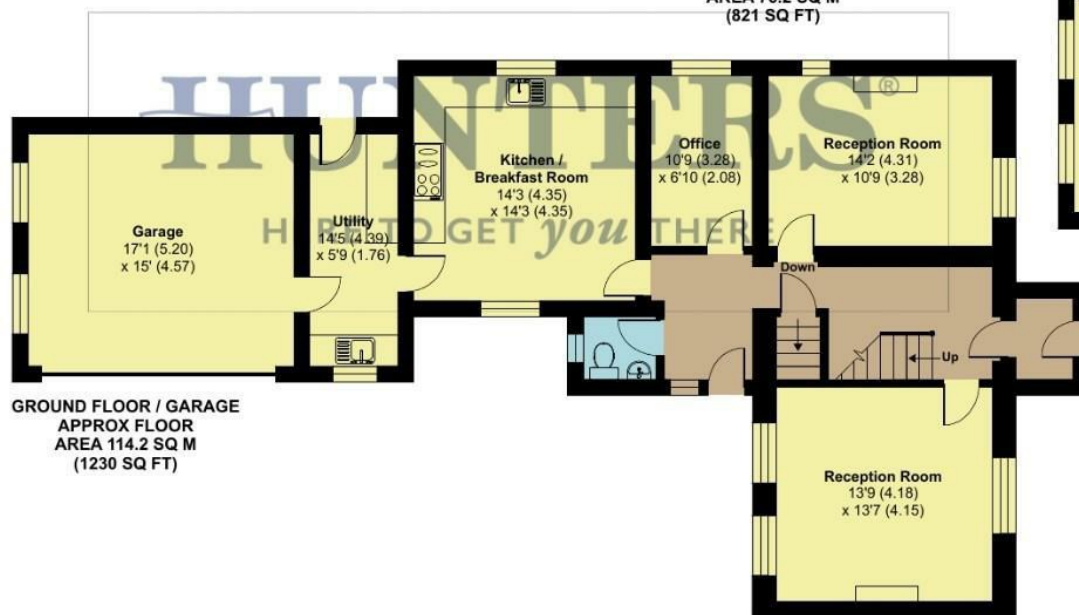
For identification only - Not to scale



OUTBUILDING
APPROX FLOOR
AREA 5.6 SQ M
(61 SQ FT)



LOWER
GROUND FLOOR
APPROX FLOOR
AREA 16.6 SQ M
(179 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: 1253270







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(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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