



HUNTERS[®]
HERE TO GET *you* THERE

Brambletye The Green, North Duffield, Selby, YO8 5RF

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Asking Price £350,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well presented four bedroom detached home located within the popular village of North Duffield. This beautiful home benefits from an oil central heating system, UPVC double glazed windows. The ground floor consists of an entrance hall, living room, dining room, modern fitted kitchen and sun room, utility room and wc/cloakroom. To the first floor there is bedroom one with en-suite, bathroom two further double bedrooms, single bedroom/office space and a family bathroom. To the front of the property a driveway leads to an integral garage along with a garden laid to lawn with shrubs and fencing around the perimeter. To the rear of the property there is a garden laid to lawn with patio area and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

North Duffield is an attractive village with a good mix of period and modern properties which have been thoughtfully developed over the years. The village has local amenities, public house, play area and Playing Field. There is an excellent primary school close by. The property itself overlooks the village green. All main amenities can be found in either Selby or York. Selby lies approximately five miles South of the village and the Historic City of York lies approximately thirteen miles to the North. Good access to the A19, A64, M62, M18, A1/M1 trunk roads and trains to local areas and direct to London run from York, Selby and Howden.

DIRECTIONS

Proceeding from Selby town centre on the A19 towards York, take the right hand turn towards Market Weighton on the A163. Continue on this road for approximately three miles, turn left onto Green Lane then continue down Green lane onto the Green where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : E

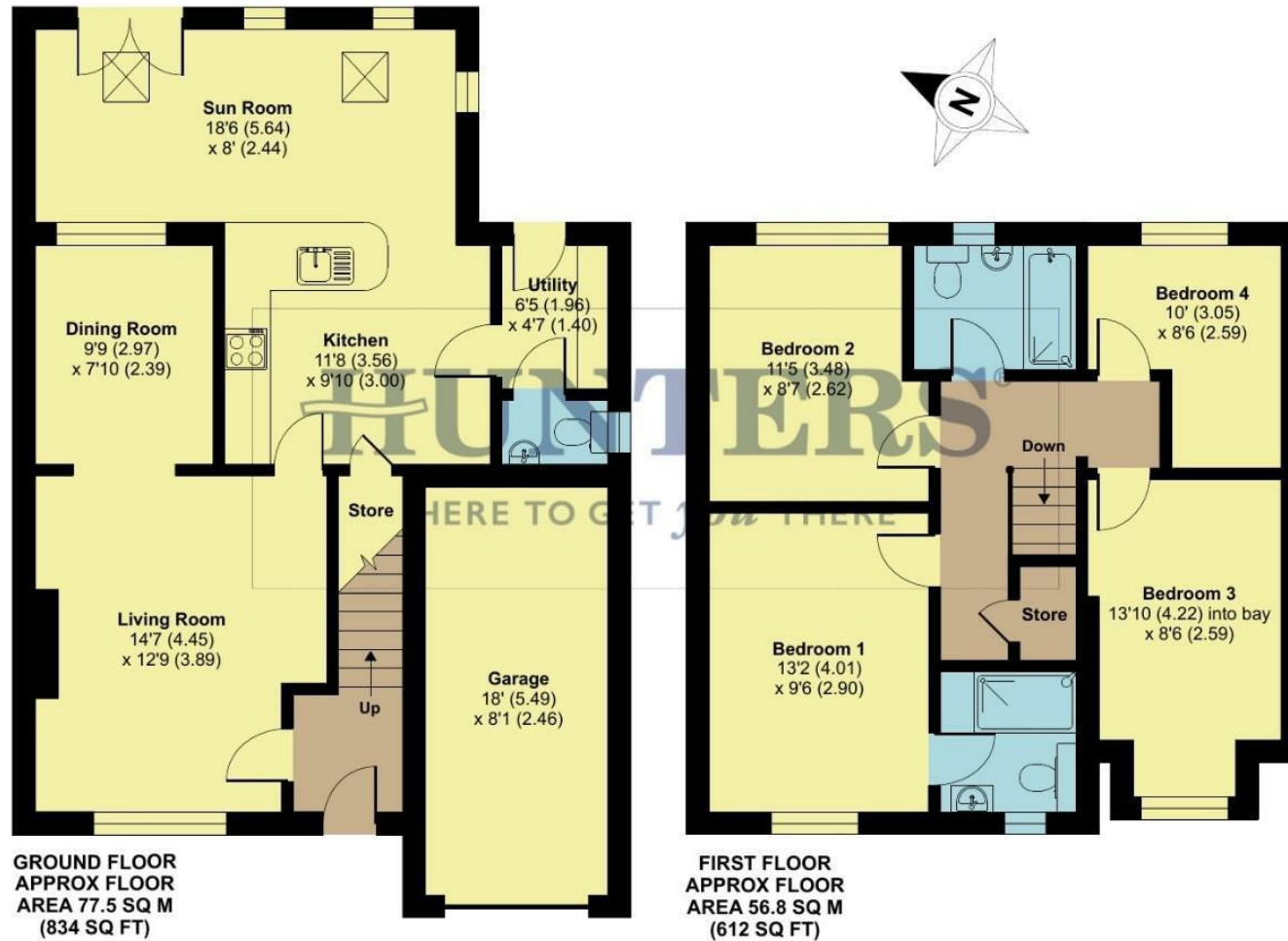
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Approximate Area = 1446 sq ft / 134.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1157961

