



Garmancarr Lane, Wistow

Selby, YO8 3UW



5



2



2



E

Offers In The Region
Of £575,000

HUNTERS
EXCLUSIVE

Garmancarr Lane, Wistow

DESCRIPTION

NO ONWARD CHAIN. Chalwin is a beautifully well presented home situated within the village of Wistow. This delightful five bedroom detached home benefits from an oil central heating system and double glazing. To the ground floor the property briefly comprises a spacious entrance hall, two reception rooms, bedroom 3 & bedroom 4 with ensuite, kitchen, utility room, family bathroom, dining room / conservatory and integral heated double garage. To the first-floor bedroom 1 with en-suite bathroom & walk in wardrobe, two further bedrooms and cloakroom/ wc. To the front of the property a blocked paved driveway leads to a double garage with ample parking for several vehicles along with a garden laid to lawn and shrub borders. To the rear of the property there is a generous sized garden laid to lawn with patio area, mature trees and shrub borders with combination of hedges & 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

The village of Wistow is situated to the South of York between Cawood and Selby and provides much in the way of local amenities including tennis courts, post office, fish and chip shop, public house and a primary school. There are also further shopping facilities in the nearby market town of Selby and the historical City of York with its many restaurants, entertainment facilities and tourist attractions. Wistow provides convenient access to surrounding towns and cities via the major road networks and a local bus service to York and Selby.

DIRECTIONS

Take the Wistow Road from Selby, continue for approximately three miles, upon entering the village of Wistow take the right hand turn onto Pinfold Hill. Turn Right onto Garmancarr Lane where the property can be identified by our Hunters exclusive board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : E





Garman carr Lane, Wistow, Selby, YO8



Approximate Area = 1721 sq ft / 159.8 sq m (includes garage)

Limited Use Area(s) = 11 sq ft / 1 sq m

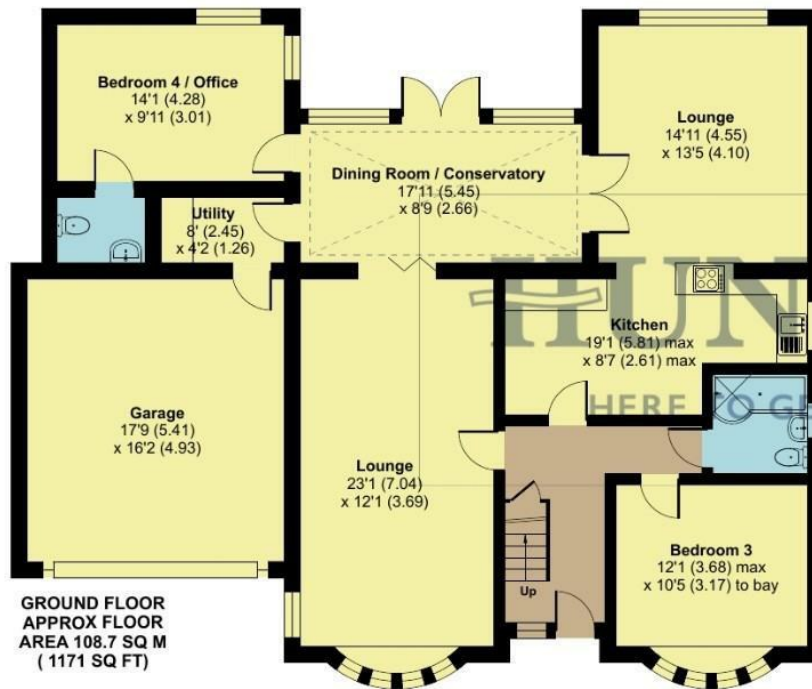
Garage = 287 sq ft / 26.6 sq m

Outbuilding = 169 sq ft / 15.7 sq m

Total = 2188 sq ft / 203.1 sq m

For identification only - Not to scale

Denotes restricted
head height

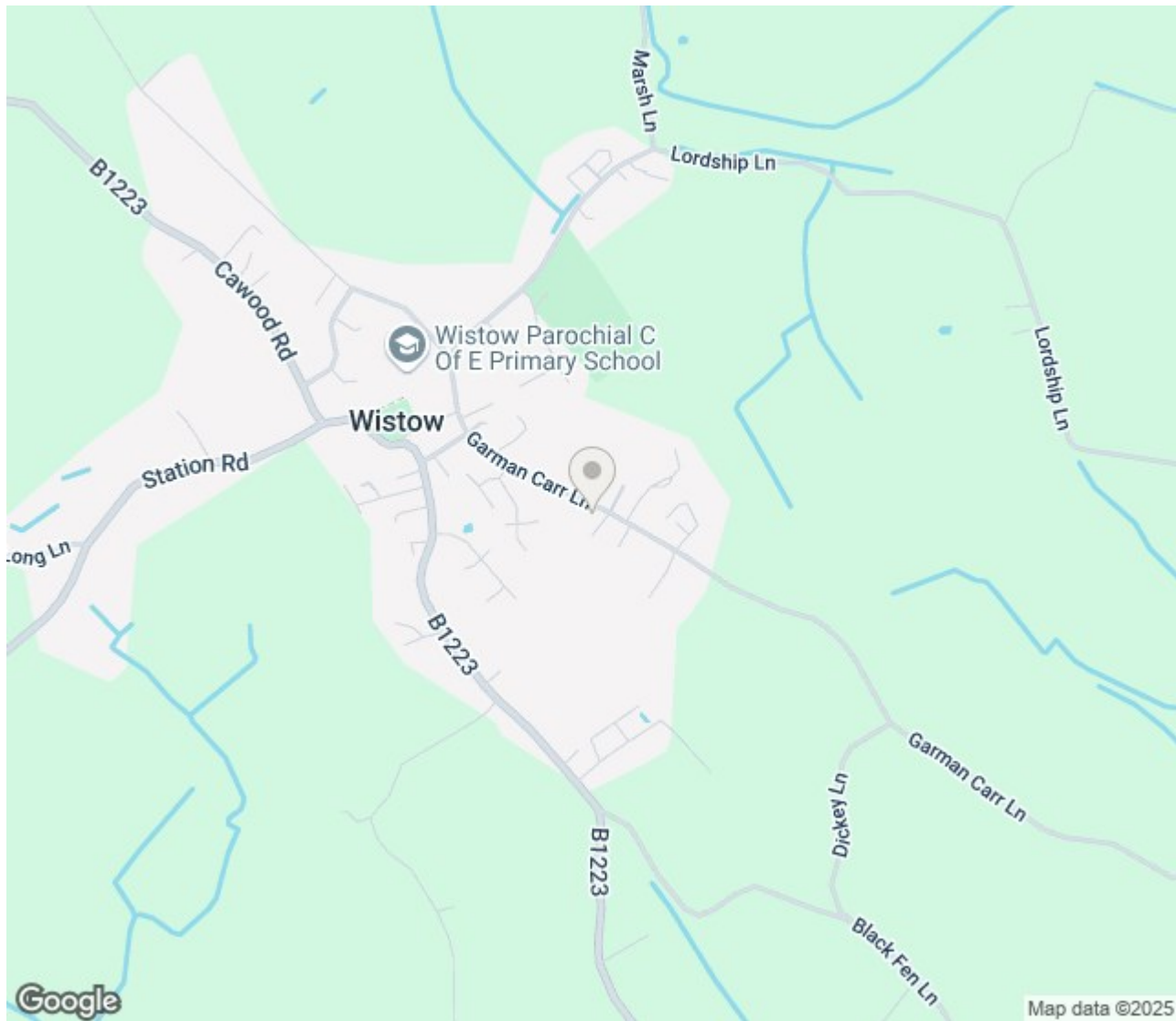


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Hunters Property Group. REF: 1289344

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E	46	
(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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