



HUNTERS®
HERE TO GET *you* THERE

Willow Ridge, Main Street, Kelfield, York, YO19 6RG

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Guide Price £450,000

CHAIN-FREE extended countryside home with large private garden, double garage and excellent road links to York and Leeds. Enjoying an elevated position in the picturesque village of Kelfield, local amenities include a regular bus service, pub, cricket club and the Kelfield Village Institute offers a variety of activities, classes and social events.

- CHAIN-FREE EXTENDED HOME NEAR YORK
- LARGE FULLY-ENCLOSED PRIVATE GARDEN NOT OVERLOOKED
- DOUBLE LENGTH TANDEM GARAGE AND WORKSHOPS
- GENEROUS PLOT
- ENSUITE AND DRESSING ROOM TO MASTER BEDROOM
- REGULAR BUS SERVICE
- EASY ACCESS TO YORK, LEEDS, SELBY
- EXTENSIVE COUNTRYSIDE VIEWS AND SCENIC WALKS
- LOG BURNER AND CONSERVATORY
- LARGE BATHROOM WITH COCOON BATH AND DOUBLE SHOWER

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Approximate Floor Area = 149.4 sq m / 1608 sq ft
Outbuildings = 50.7 sq m / 546 sq ft (Including Garage)
Total = 200.1 sq m / 2154 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94468

| 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 | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

LOCATION

The sought-after village of Kelfield is surrounded by beautiful riverside paths and outstanding woodland walks while being conveniently situated between York and Leeds. This exceptional rural home provides the rare opportunity for peaceful country living combined with easy access to York and Selby via the A19, as well as Leeds, Doncaster, Hull and Wakefield via the A64/A1/M62.

Adjacent to the property, the historic Kelfield Beacon marks the start of a tranquil riverside stroll to Cawood, where you'll find renowned pubs, caf  s, a Post Office and the Landmark Trust's Cawood Castle. Kelfield's rolling countryside offers many scenic routes to explore, which lead to the neighbouring villages of Cawood, Stillingfleet, Riccall and beyond.

Quiet roads also make Kelfield idyllic for ramblers and cyclists alike. The nearby Sustrans Solar System cycle path provides a direct route into York city centre. Just a short cycle or drive away are the York Designer Outlet and over 500 acres of lowland heath at the Skipwith Common nature reserve.

ENTRANCE HALL

Upon entering the home you are greeted by a spacious, welcoming hallway with under-stairs storage perfect for shoes and coats. Doors open to the sitting room, open-plan kitchen diner and downstairs W/C.

SITTING ROOM

Substantial bright and airy sun-trap living area boasting far-reaching garden views, a fireplace with log burner and a large south-facing bay window. Offering plenty of room to accommodate an open-plan living room and dining room if desired, this fabulous space flows into the sunny conservatory.

NOOK AND CONSERVATORY

Off the sitting room, a versatile nook with built-in shelving and an adjoining storage room, featuring built-in cupboards, drawers, desk and additional shelves, offers an ideal small workspace. Tiled flooring leads through a sliding door into the conservatory, where French doors open into the rear garden.

KITCHEN/DINING ROOM

Generous open-plan kitchen diner with breakfast bar, freestanding fridge freezer, traditional-style kitchen with 1    sink, a large built-in pantry and space for an undercounter fridge freezer and dishwasher. Doors open to the utility room and hallway.

UTILITY ROOM

Featuring a large built-in storage cupboard, power points and plumbing, the utility room houses a washing machine and tumble dryer. French doors open into the rear garden.

DOWNSTAIRS CLOAKROOM/W.C

At the end of the entrance hall is a modern W/C with round basin on a floating wood countertop.

FIRST FLOOR LANDING

Benefitting from a sunny south-facing window and space for extra storage if desired. Doors open to the ensuite master bedroom, two double bedrooms, office, family bathroom, airing cupboard and boarded loft with pull-down stairs.

BEDROOM ONE AND DRESSING ROOM

Extensive countryside views and a luxurious dressing room with ensuite make this an idyllic master bedroom or guest suite. The master bedroom has a built-in cupboard with drawers and leads to a dressing room lined with two built-in double wardrobes, four drawers, two built-in shoe racks and a full-length sliding mirrored door that opens to the ensuite shower room.

EN-SUITE TO BEDROOM ONE

Through the dressing room is a modern three-piece ensuite featuring a shower enclosure, basin, W/C, heated towel rail and tiled flooring. This extension of the home also offers the option of utilising the master bedroom as a sizeable self-contained guest annexe.

BEDROOM TWO

This double bedroom includes a built-in wardrobe and receives an abundance of sunlight thanks to a large south-facing window.

BEDROOM THREE

A light and airy south-facing double bedroom.

BEDROOM FOUR

This versatile space is ideal for an office, nursery, playroom, craft room or studio.

BATHROOM

A large family bathroom featuring a luxurious four-piece suite, comprising a cocoon bath, double shower enclosure, sleek vessel basin and W/C. Thoughtfully designed with built-in storage, ambient downlighting and a heated towel rail.

GARDEN

To the rear, a large private enclosed garden backs onto beautiful countryside. This extensive garden has the rare benefit of not being overlooked and is fully screened by a secure boundary. Adorned with mature trees, flowers, shrubs and bushes, it features two lawned areas, paved patio areas perfect for outdoor furniture, two summerhouses, a greenhouse and further access to the tandem garage, workshops, log store and gated side entrance.

TANDEM GARAGE AND WORKSHOPS

Brick-built double-length tandem garage with remote-controlled electric door, two generous workshops at the rear and two windows overlooking the garden. The power, light, water supply and garden access via three side doors makes this a truly versatile space full of possibilities. Offers conversion or extension potential subject to receiving any necessary consent.

EXTERIOR

To the front, the property stands handsomely back from the pavement and is screened by mature trees, shrubs and bushes, giving a high degree of privacy. A large driveway provides access to the tandem garage and offers ample parking for many vehicles. To the side of the property, an approx. 7ft gate and 8ft wall keep the premises secure and grant access to the fully enclosed private garden.

Material Information - Selby

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

DIRECTIONS

From Selby, take the A19 (towards York), take the left hand turn signposted Riccall, turn left onto Main Street, then left again onto Silver Street where the road Silver Street turns slightly right and becomes Kelfield Road. On entering the village turn right onto Main Street where the property can be identified by our Hunters for sale board.











