



High House, Main Street, West Haddlesey, Selby, YO8 8QA



Asking Price £530,000

HUNTERS
EXCLUSIVE

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DESCRIPTION

Hunters Selby are delighted to offer for sale this stunning four bedroom detached home situated within the popular village of West Haddlesey. The property benefits from an oil central heating system, security alarm and sash double glazed windows and briefly comprises an entrance porch, lounge with log burning stove, reception room, kitchen, dining room, bathroom and study that could be used as a bedroom to the ground floor. To the first floor bedroom one with en-suite, three further bedrooms and a bathroom. To the front of the property there is a gated entrance leading to a gravel driveway. To the rear of the property there is a beautiful rear landscaped garden with attractive patio area, garden laid to lawn with further patio and seating area ideal for summer dining. There is a further timber gate leading to garden store with large log store housing the oil tank. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven day a week to book a viewing

LOCATION

West Haddlesey is a select village, highly sought after and is located south of the historic town of Selby. Situated approximately five miles from Selby, the market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including three main Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre, railway station and the famous Selby Abbey. The city of York is approximately fourteen miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster with excellent road communications being A19, M62, A1041, A1/M1 and M18.

DIRECTIONS

From Selby take the A19 in the direction of Doncaster. This leads to the Chapel Haddlesey/West Haddlesey junction. Turn right signposted to West Haddlesey. Follow this road for approximately one mile pass the George and Dragon pub and High House is located by our Hunters Exclusive For Sale Board.

Material Information - Selby

Tenure Type; Freehold

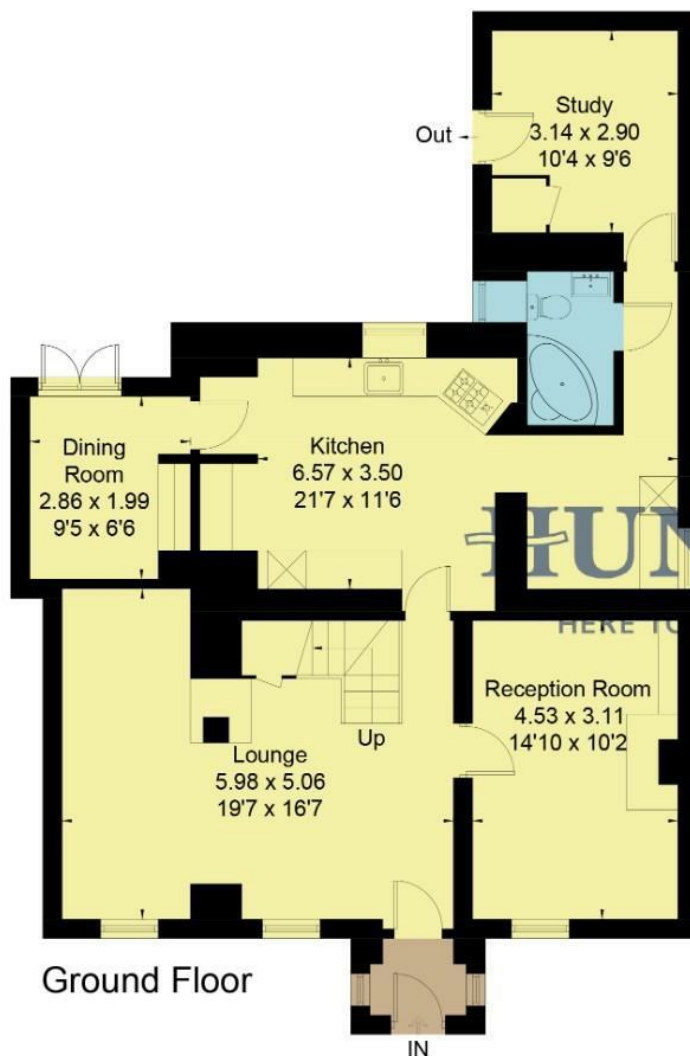
Council Tax Banding; E

EPC Rating : E





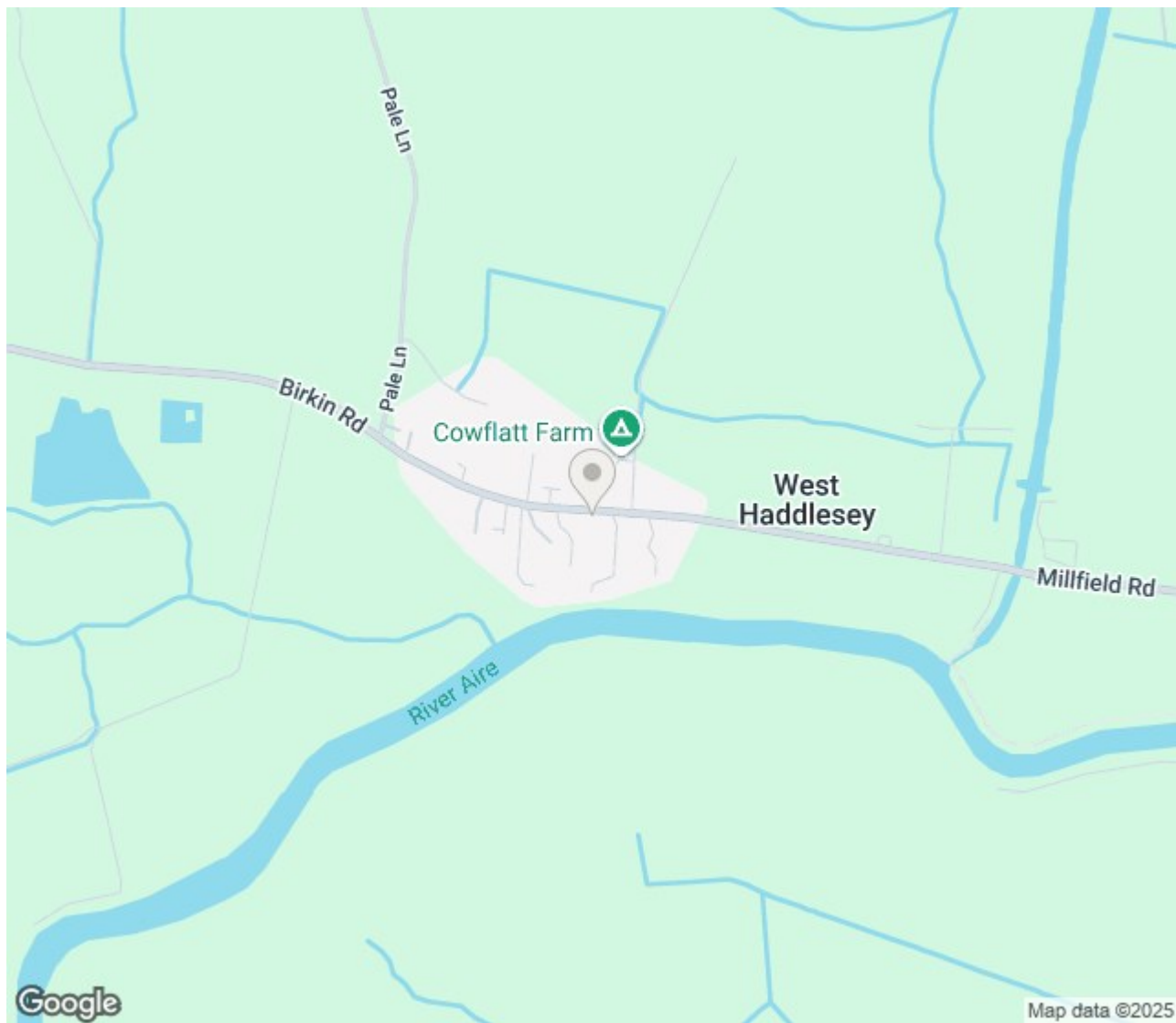
Approximate Floor Area = 173.4 sq m / 1866 sq ft



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 #96260





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(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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