



## Plot 2, Green Lane, North Duffield, Selby Asking Price £259,950

\*\*\*\* LAST PLOT AVAILABLE \*\*\*\*

Set within this ever popular village location is this 3 bedroom semi-detached house, built by renowned local developer Yorvik Homes. The property forms part of a select development of 5 properties and will be ideal for young couples and families featuring an integrated dining kitchen and Master Bedroom Suite.



## Foreword

Yorvik Homes are a well established local North Yorkshire company and are highly regarded as a bespoke individual developer focusing on delivering high quality built homes. Attention to detail is of particular importance to them, whether it is a modest starter home or an extensive family home. All the properties are individually designed to fulfil the customer's expectations and offer high quality internal and external features as standard.

Please note the photos have been used from a previous development by Yorvik Homes and are for identification purposes only.

## Accommodation

The Coppergate is a traditional design offering 3 bedroom living accommodation, ideal for young couples and families. On the ground floor is a spacious living room which leads through to a feature breakfast kitchen with integrated appliances. Crucially there is a downstairs cloakroom and separate entrance hall.

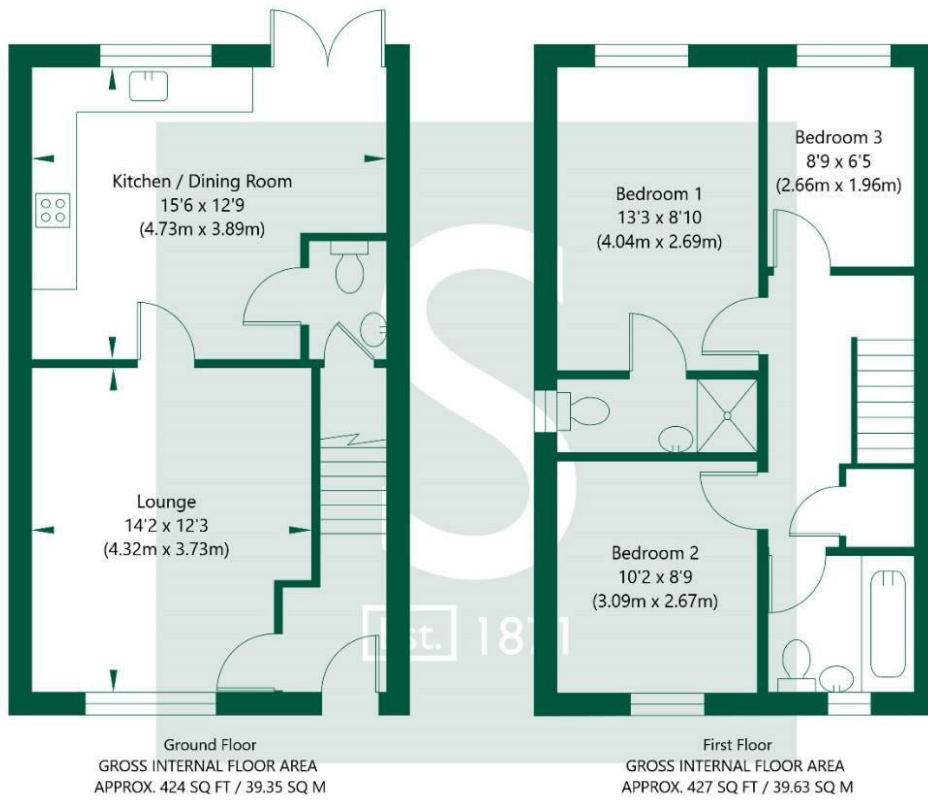
To the first floor are three good sized bedrooms including the master bedroom with ensuite shower room. The house is completed by a bathroom having a tradition 3 piece suite with contemporary tiling.

There is a private lawned rear garden, and the house is being sold with a single attached garage. The property benefits from a 10 year new home warranty.

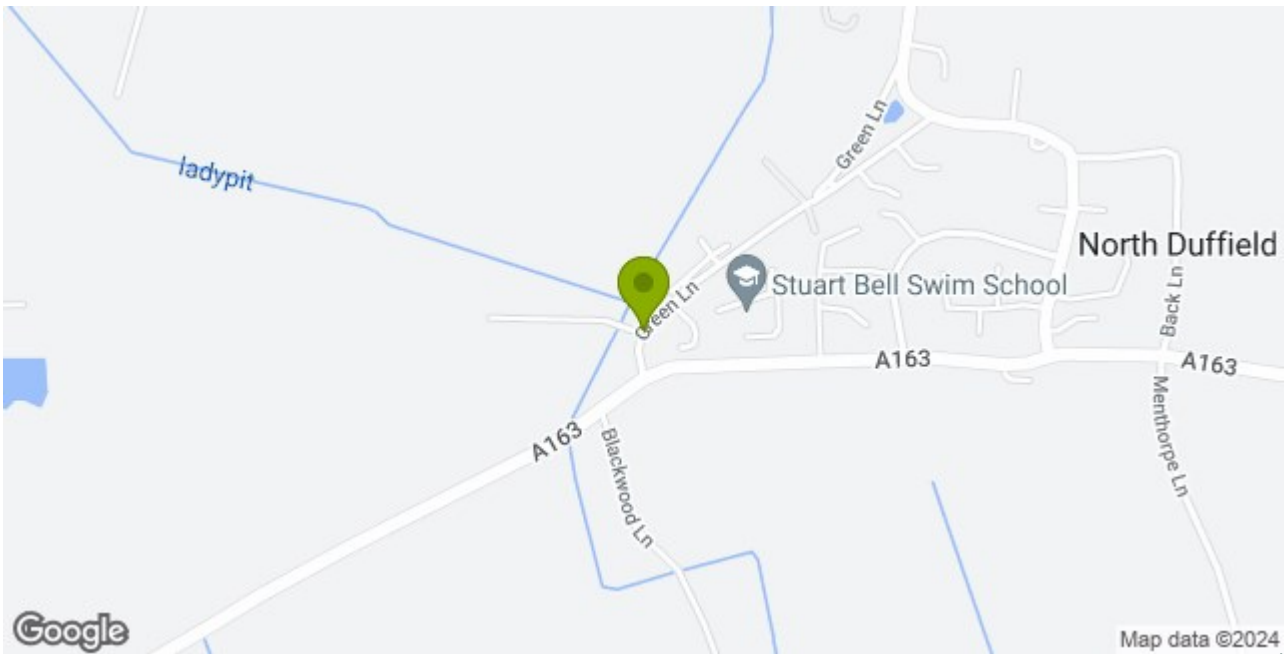
## North Duffield

North Duffield provides excellent links to the M62, A1 and A19, the dwellings are ideal for commuters travelling to York, Leeds and surrounding areas. The village has a local school, post office and pub as well as many other amenities. The historic City of York is just a short drive away providing an array of leisure activities including shopping centres, restaurants, cinemas, theatres, gyms and tourist attractions. Balance tranquillity of country living with easy access to all that York has to offer.

Green Lane, North Duffield



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 851 SQ FT / 78.98 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

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- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
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**Associates**

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