



## 16 Wistow Road, Selby

£525,000

- Detached Family Residence
- Single Garage and Driveway
- Two Reception Rooms
- EER TBC
- Four Bedrooms
- Desirable Location
- Study
- Generous Gardens
- Ground Floor Shower Room
- Set in 0.43 Acre

An exceptional detached family home set within grounds of 0.43 acre with a single detached garage and offered for sale with no onward chain.

Approaching the house you are welcomed into a large covered porch with tiled floor in front of a robust wooden front door. Behind this is an inviting hall fitted with an oak wood parquet floor. There is a double glazed window to the front and a staircase leading to the first floor

A single doorway leads from the hallway into the lounge which is one of two reception rooms within the property. The lounge has two double glazed windows, one to the front and a long attractive arched one to the rear elevation, filling the room with natural light. Both windows provide excellent garden views. The second reception room, which is being used as a dining room, is fitted with the same oak wood parquet floor as the hall and has a double glazed bay window to the front elevation filling the airy spacious room with natural light.

There is a further door in from the hall giving access into the ground floor shower room which is just one of the two bathrooms within the property. The shower room comprises a shower cubicle, sink and w.c. The room has tiling on the walls from floor to ceiling in addition to a fully tiled floor.

The final door from the hallway leads to the kitchen, which comprises a range of white and blue wall and base units and a good amount of work surfaces. There are a number of built in cooking appliances including a double oven. There is a stainless steel sink unit and drainer with room and plumbing for both a washing machine and dishwasher. The kitchen has a double glazed window to the side elevation.

Leading off from the kitchen and at the rear of the property is a room which has been used as a study. This was originally used as a childrens playroom but could be used for a range of different purposes depending on the individual(s) requirements. The room has a double glazed window overlooking the rear garden.

There is also a door leading from the study into the rear hall off which is an excellent sized storage room. A single door leads from the rear hall into the rear garden.

Taking the stairs to the first floor there is a small double glazed windowed landing from which you have a wonderful view of the back garden and the fields behind leading to Wistow Lordship and beyond. Continuing to the top of the stairs you are faced with a galleried landing

The first floor of the property is further enhanced by four bedrooms.

The master bedroom is located on the left of the property, with a double glazed window to both the front and rear elevation. The other three bedrooms are all complemented by double glazed windows, with bedroom two also benefitting from built in wardrobes. The first floor is then completed by a house bathroom comprising of a bath, shower cubicle, w.c and sink. The bathroom also has a double glazed window.

Externally the property will be found along the highly desirable location of Wistow Road. The property is set back from the road, in an elevated position, occupying a prominent place within grounds of 0.43 acre. To the front as well as ample off street parking for at least 3 vehicles the single detached brick garage sits at the top of the drive to the left of the property. The garden is predominantly laid to lawn with enclosed fenced boundaries and a number of tall and established trees providing privacy. Immediately from the house is a flagged patio area, perfect for outdoor dining and entertaining.

The property is an ideal family home. It also provides an exciting opportunity for those prospective purchasers looking to put their own stamp on a property. Using the existing internal space and generous outdoor space there are multiple options for extending the property with relevant planning permission.

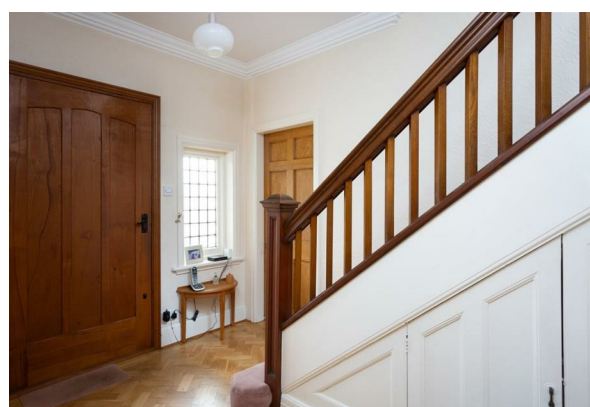
The property is crucially being offered for sale with no onward chain. All viewings are strongly recommended and strictly by appointment only

EER- 60 (D)

Tenure - Freehold

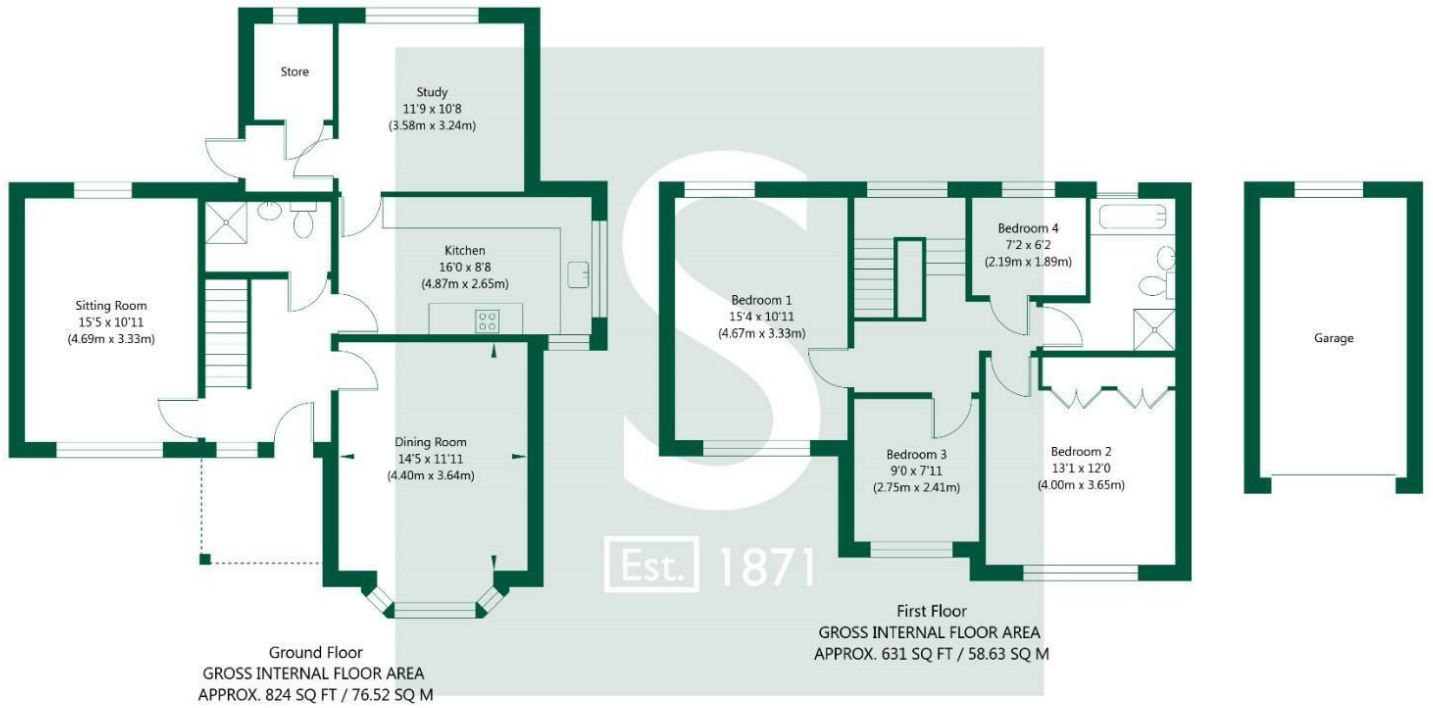
Council Tax - North Yorkshire Council - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

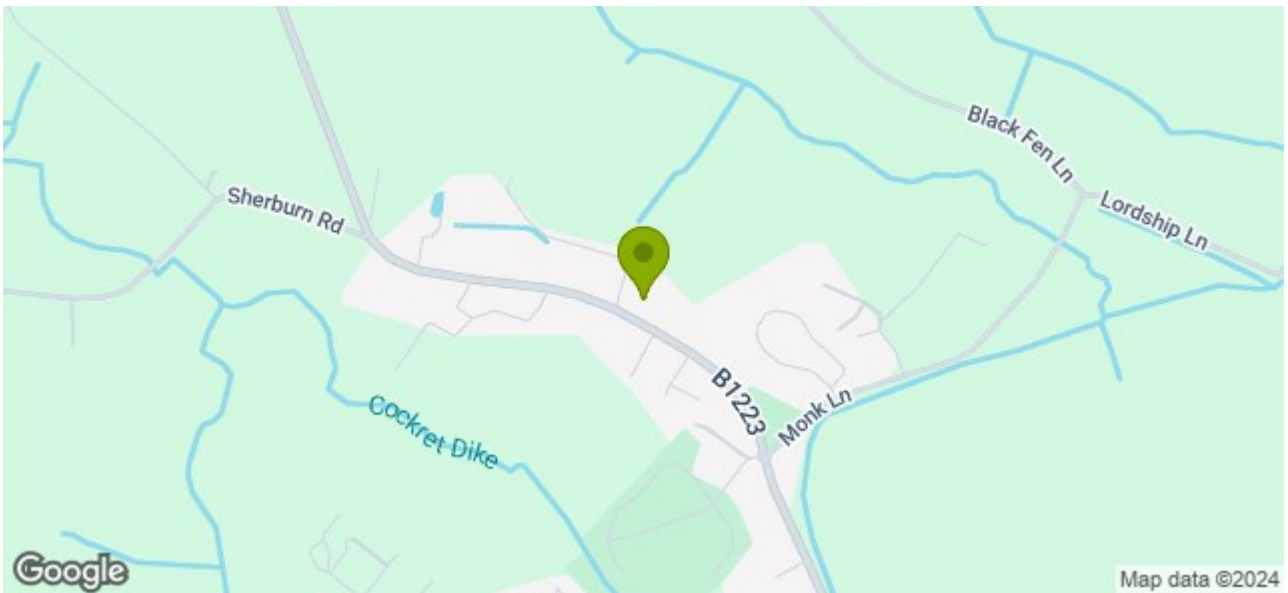




Wistow Road , Selby, YO8 3LY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1455 SQ FT / 135.15 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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