



Back Lane, North Duffield, Selby £485,000

An excellent opportunity to acquire this immaculately presented family home in the sought-after village of North Duffield.



This immaculately presented five-bedroom detached home, built by the renowned Hogg the Builder, offers an exceptional standard of family living in the sought-after village of North Duffield.

From the moment you step inside, the space and quality are immediately apparent. The ground floor comprises a welcoming entrance hall with ground floor cloakroom. Double doors lead to a spacious sitting room, ideal for relaxing or entertaining, featuring an Inglenook fire place and timber ceiling beams. A double glazed window gives views over the front garden.



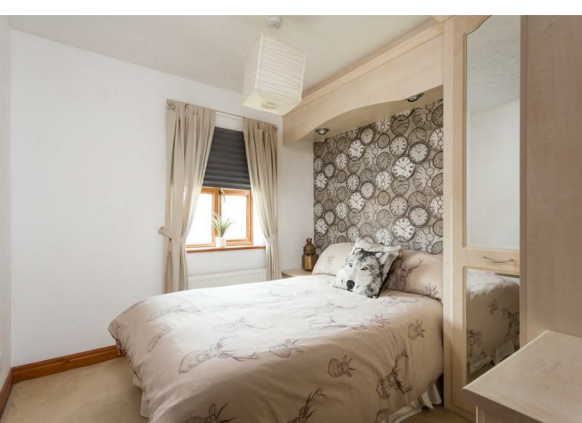
Sliding doors lead from the sitting room into the conservatory which enjoys views of the rear garden. With French doors leading out to the patio and the benefit of underfloor heating, this light-filled space provides a comfortable and versatile living area throughout all seasons.

A formal dining room provides a perfect setting for family meals and can be conveniently accessed from both the entrance hall and kitchen. There is a double glazed window to the front elevation.



The kitchen is fitted with a range of modern units, integral appliances, and a feature range cooker. It features a matching centre island with cupboard space and wine rack. There are double glazed windows to both the side and rear while a single door offers direct access to the rear garden. An internal door also connects to the integral garage, which includes a practical utility area.

The first floor landing serves five bedrooms and a family bathroom. The principal bedroom is particularly spacious and includes an en-suite bathroom, while four further generously sized bedrooms provide flexible space for family members, guests, or home working. The family bathroom features a corner bath and an enclosed separate shower.



Outside, the property enjoys a pleasant position with a front garden laid to lawn, mature shrubbery, and a seating area. A driveway leads to the integral garage and provides ample off-street parking. To the rear, a well-maintained garden offers both lawn and patio areas, ideal for outdoor dining, entertaining, or simply enjoying the peaceful setting.

Tenure: Freehold

Services/Utilities: Oil Central Heating, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: 56 (D)

Council Tax: North Yorkshire Council Band F

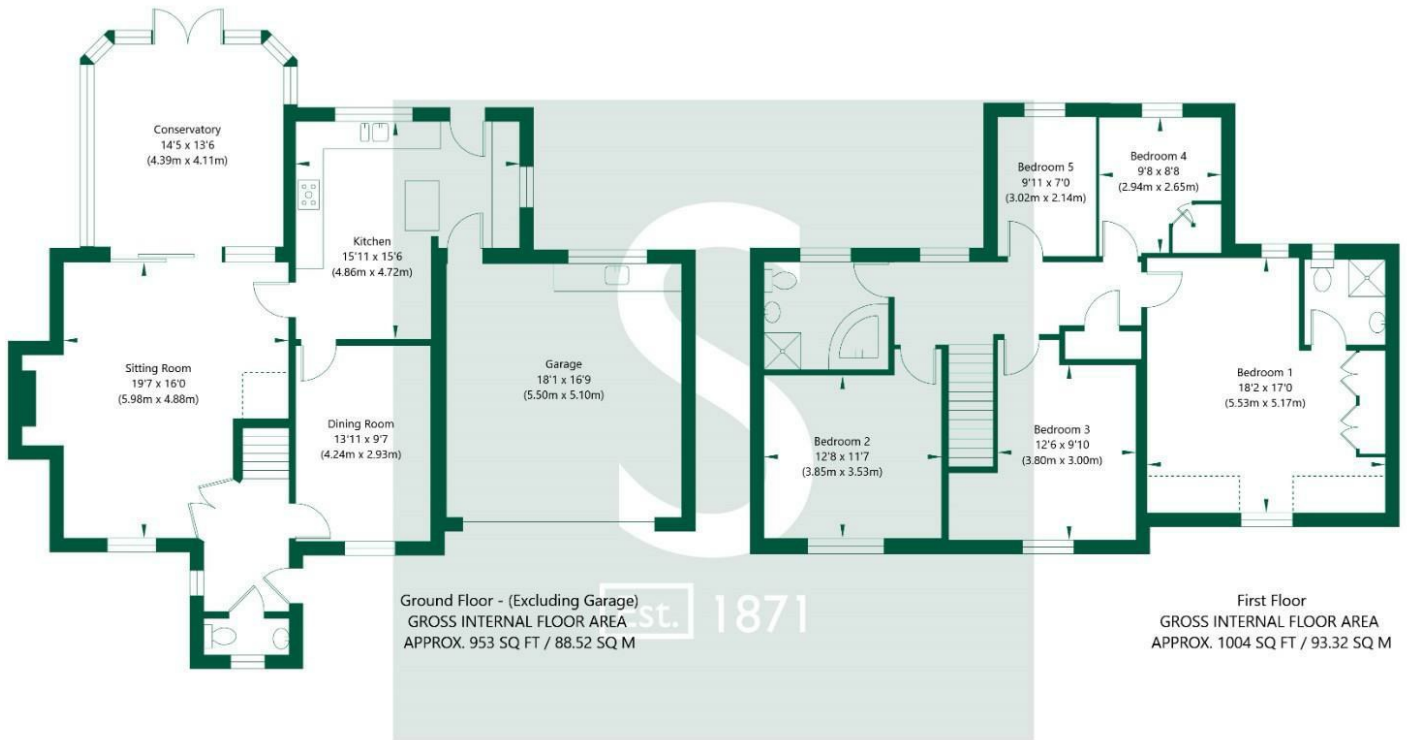
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707



*Download speeds vary by broadband providers so please check with them before purchasing.

Back Lane, North Duffield, Selby, YO8 5RJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1957 SQ FT / 181.84 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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