



Waterside Langrick Road, Selby

£260,000

- Detached property
- Large reception room
- 1,826 sq.ft of internal accommodation
- 4 double bedrooms
- Generous plot
- Subject to Agricultural Occupancy Condition.
- Kitchen, dining room
- Double detached garage
- EPC rating - 58 (D)

The property, known as Waterside, presents a versatile opportunity for buyers who meet the criteria set out in the Agricultural Occupancy Condition.

Planning permission for the construction of the property was granted in October 1989, with building works commencing shortly thereafter under the direction of the current owners and appointed contractors.

Occupying a prominent position opposite the River Ouse, this deceptively spacious bungalow offers direct access to open countryside and a variety of scenic walking routes right on your doorstep.

Upon entering the property via a uPVC front door, you are welcomed into the entrance hallway. Bedrooms one and two are located to the left, both providing comfortable and well-lit accommodation. Centrally positioned within the home is a versatile office space, featuring a side-facing double-glazed window and a staircase leading to the first-floor accommodation.

To the rear of the property is the spacious sitting room, which enjoys an abundance of natural light from two double-glazed windows and French doors that open out to the garden. A centrally positioned stone fireplace provides an attractive focal point.

On the opposite side of the property lies the kitchen and dining area, which includes a range of wall and base units arranged around three walls, a stainless steel sink and drainer, electric oven, and ceramic hob. There is ample space for a dining table and chairs, as well as a walk-in pantry for additional storage.

Adjoining the kitchen is a practical utility room, offering further storage units, laundry provisions, a secondary WC, and a side door providing access to the garden and grounds.

The ground floor is completed by a well-appointed house bathroom featuring a traditional three-piece suite, built-in shower, part tiling, carpeting, and a frosted double-glazed window.

Upstairs, there are two further double bedrooms, accessed via a generous landing area that has previously served as a home office. Measuring over 170 sq.ft., this space offers flexibility for a variety of uses.

Both upstairs bedrooms are fitted with double-glazed windows and enjoy elevated views across the River Ouse and surrounding open countryside.

The property is located in the peaceful rural village of Long Drax, home to fewer than 150 residents. Situated approximately 8 miles south-east of Selby, the village offers a quiet countryside setting with attractive views and a variety of surrounding walking routes.

Set back from the main road, the property occupies an impressive plot extending to just under 0.20 acres. A hardstanding driveway leads to a detached double garage, which benefits from power and lighting, twin manual doors to the front, and a side pedestrian access door.

To the front, there is a neatly maintained lawned garden with a low-level brick boundary wall. The eastern boundary is lined with tall conifer hedging, offering privacy, and the lawn continues seamlessly through to the rear garden. The rear garden is laid mainly to lawn and enclosed on all sides. Immediately outside the property is an elevated, flagstone patio—ideal for outdoor seating—alongside a variety of mature shrubs and small trees that add character and colour to the space.

Agricultural Occupancy Condition

Please note that this property is subject to an Agricultural Occupancy Condition (AOC). This condition restricts occupancy to individuals who are, or were, employed in agriculture or forestry in the local area. It may also apply to the spouse, widow/widower, or a dependent of such a person.

The condition is intended to ensure the property continues to support those working within rural and land-based industries.

Prospective purchasers will need to demonstrate that they meet the criteria set out by the condition. Further information or clarification can be provided by your agent or legal advisor.

Tenure: Freehold

Services/Utilities: Oil central heating, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: 58(D)

Council Tax: NYCC Band D

Current Planning Permission: No current valid planning permissions

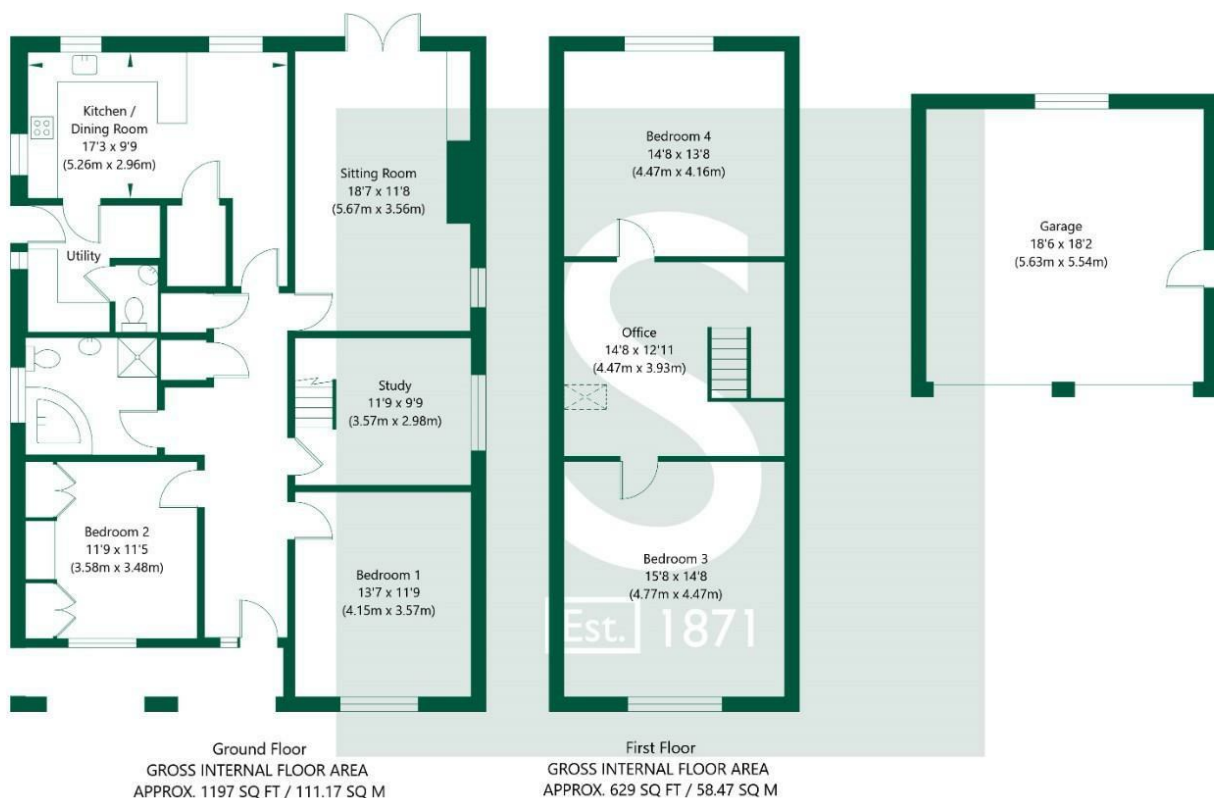
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

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

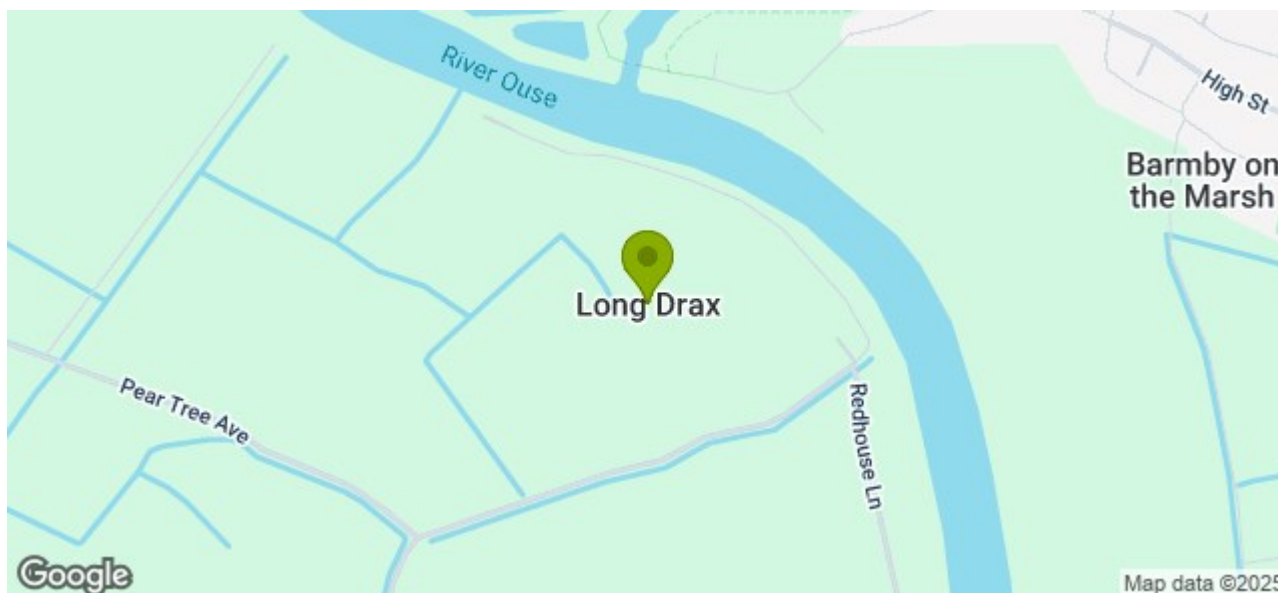




Langrick Road, Long Drax, Selby, YO8 8NH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1826 SQ FT / 169.64 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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