



The Cloisters, Hemingbrough, Selby £200,000

**** £5,000 DEPOSIT ALLOWANCE **** Nestled in the heart of the sought-after village of Hemingbrough, this beautifully presented two-bedroom semi-detached home would be ideal for first-time buyers, small families, or those looking to downsize.



On entering the property, you are greeted by a welcoming hallway that leads into a bright and spacious living room. A bay window allows natural light to flood the space, creating a warm and inviting atmosphere. The addition of a log burner adds a touch of character and provides the perfect setting for cosy evenings at home.



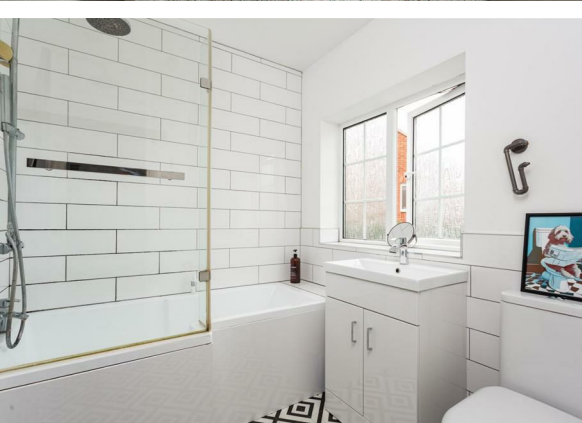
To the rear of the property lies a contemporary fitted kitchen, designed with both practicality and style in mind. The kitchen offers ample workspace and storage, as well as space for dining, making it the ideal spot for family meals or entertaining guests. Completing the ground floor is a convenient downstairs WC.



Upstairs, there are two generous double bedrooms, both beautifully presented and offering plenty of space for furnishings. The main bedroom benefits from built-in storage, while the second bedroom provides flexibility to serve as a guest room, child's bedroom, or home office. The modern family bathroom is finished to a high standard, featuring elegant fittings and a clean, contemporary design.



Outside, the property has a low-maintenance rear garden that provides the perfect space for relaxing or entertaining. A patio area offers a lovely spot for outdoor dining, while the enclosed lawned area is ideal for children or pets to play safely. To the front, there is a good-sized driveway offering ample off-street parking and leading through to the garden.



Hemingbrough is a highly desirable village that offers a great sense of community, with a range of local amenities including a bakery, small supermarket, and two welcoming public houses. There is also a well-regarded primary school within the village, while secondary schooling can be found in both Howden and Selby. Excellent road links via the A63 and A19 provide easy access to nearby towns and cities, including York.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 67 (D)

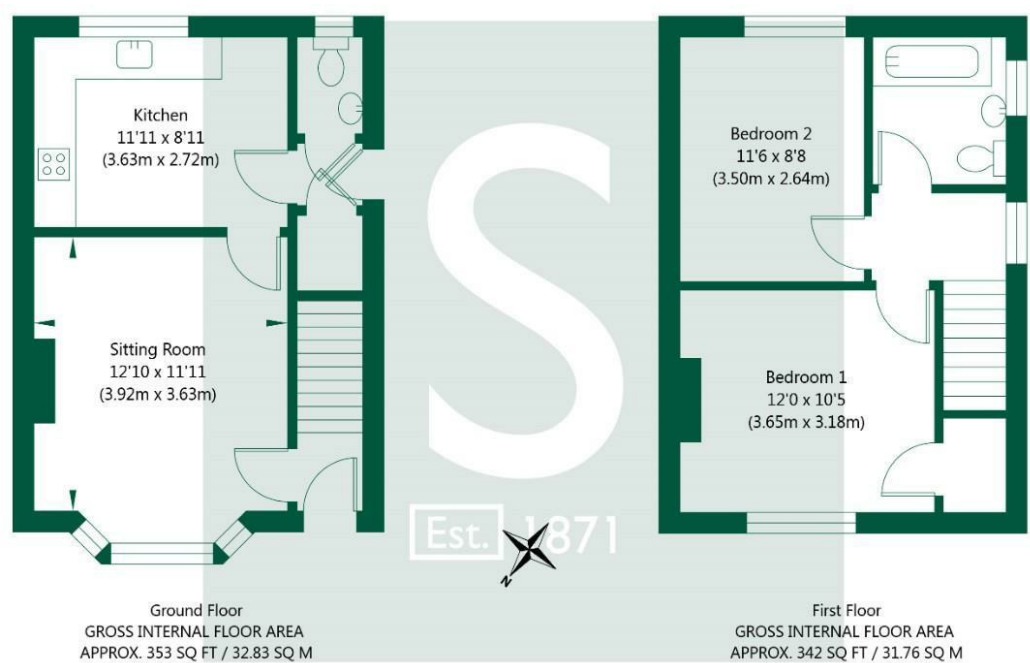
Council Tax: North Yorkshire Council Band A

Current Planning Permission: No current valid planning permissions

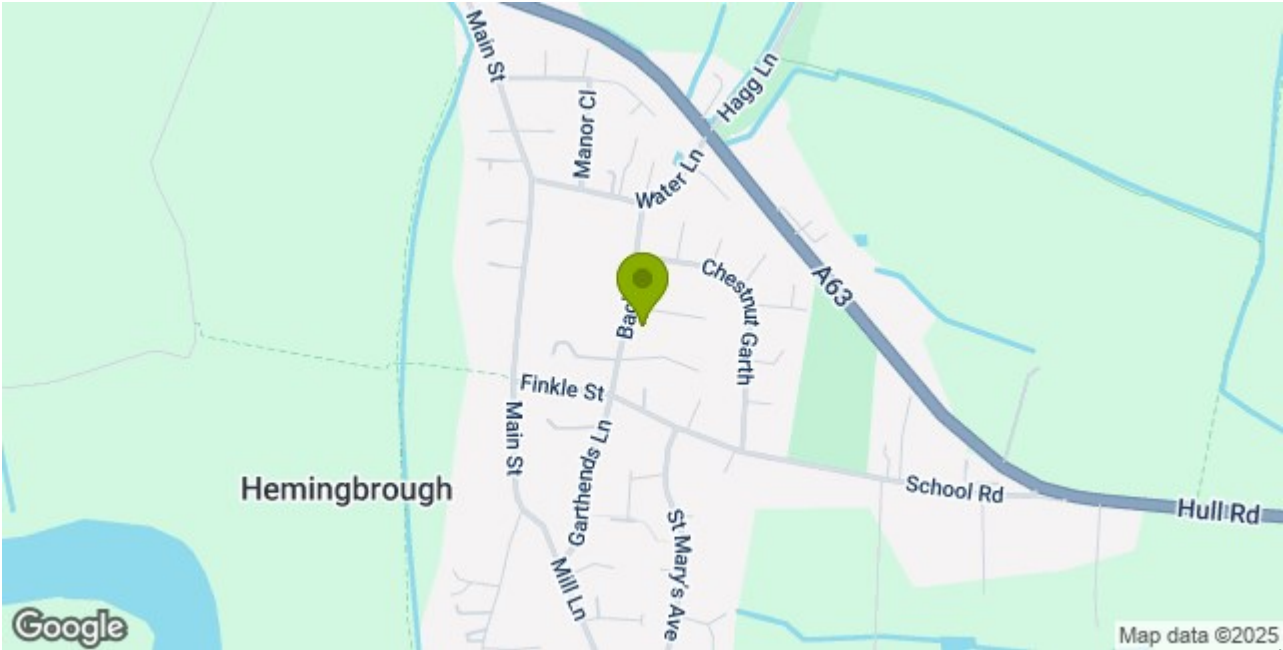
Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

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

The Cloisters, Hemingbrough , YO8 6QR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 695 SQ FT / 64.59 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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