



27 Green Lane, Selby

£365,000

- Magnificent family home
- Extending to over 1,928 sq.ft
- 0.15 acre plot
- 4 double bedrooms
- Formal sitting room & dining room
- Bespoke kitchen with open plan living
- All mains services connected
- Sought after location
- Modern house bathroom & en suite

A significantly extended four-bedroom residence, showcasing the very best of modern family living across 1,928 sq. ft. The current owners acquired the property in 2010 in a tired condition and have since undertaken a comprehensive programme of works, resulting in a home that has been beautifully extended, reconfigured, and modernised throughout.

Major renovations began in 2017 with the conversion of the loft, creating a generously sized additional bedroom. In the years that followed, the owners secured planning permission for a single-storey rear extension, which has completely transformed and reimagined the ground floor layout. The result is a magnificent open-plan living kitchen, carefully designed to provide an exceptional space for both everyday family life and entertaining. This extension has been thoughtfully designed and crafted to provide the perfect balance of style, functionality, and contemporary elegance.

The property welcomes you through an inviting entrance hallway, featuring a staircase rising to the first floor and access to the dining room.

Positioned at the front of the property is a well-proportioned sitting room, enhanced by a large bay window that floods the space with natural light. A central wood-burning stove serves as a charming focal point, while the generous proportions easily accommodate a variety of furnishings, creating a warm and relaxing environment.

The dining area is set at the heart of the ground floor, seamlessly connecting the front sitting room with the rear living spaces. Versatile in its use, this room can be tailored to suit individual requirements and includes a useful understairs storage cupboard and a double-glazed window, ensuring a pleasant flow of natural light.

The main living accommodation is positioned towards the rear of the property, where the significant extension works have taken place. The brief given to the architects was to create a spacious, contemporary kitchen and living area that would connect seamlessly with the garden – and the result is nothing short of exceptional.

A stylish galley-style kitchen flows effortlessly into a bright open-plan dining and family area, enhanced by full-height feature windows, bi-folding doors, and overhead skylights that flood the space with natural light and provide picturesque views of the garden.

The kitchen itself is fitted with high-end integrated Siemens appliances, including a double oven, gas hob with stainless steel extractor, and space for an American-style fridge freezer. In addition, there are further integrated appliances such as dishwasher, washing machine and tumble dryer. Ample storage, soft-close cabinetry, and elegant chrome hardware ensure that the space is as practical as it is beautifully designed. Underfloor heating runs through the kitchen area and into the extended area.

Ascending to the first floor, a central landing provides access to three generously proportioned bedrooms and the house bathroom. Each bedroom is a comfortable double, featuring double-glazed windows and central heating radiators, ensuring warmth and light throughout.

The principal bedroom, positioned to the rear of the property, benefits from an impressive en suite shower room, fitted with a large walk-in shower, floating hand wash basin, and low-flush WC. Finishing touches such as recessed ceiling spotlights and a chrome heated towel rail further enhance the sense of quality and refinement.

A secondary staircase rises to the converted loft, now presented as Bedroom three, extending to approximately 322 sq. ft. This superbly designed space features two Velux roof windows to the front and a casement window to the rear, creating a bright and versatile room ideal for a bedroom, study, or creative workspace.

Completing the internal accommodation is the house bathroom, appointed with a traditional three-piece suite, including an inset Jacuzzi-style whirlpool bath with shower attachment, a hand basin, and a chrome heated towel rail.

Externally, the property is prominently positioned on Green Lane, one of the town's most sought-after locations and a highly desirable residential area. The front and right-hand side are bordered by a low stone wall with wrought-iron railings, complemented by a gate that provides access to the front entrance. The front garden has been thoughtfully designed for low maintenance, featuring a stone layout.

To the left of the front garden, a private, pedestrian passageway leads to a secluded courtyard, which provides access to a secondary exterior door of the extension and continues to the rear garden.

The plot itself extends to approximately 0.15 acre and boasts a generously proportioned rear garden, predominantly laid to lawn with mature, hedged boundaries offering important privacy. This outdoor space is undoubtedly one of the property's standout features, ideal for family life and entertaining. Midway through the garden is a built-in the ground trampoline, while towards the rear stands a garden shed and are both included in the sale.

The property delivers spacious and versatile accommodation extending to approximately 1,928 sq.ft, complemented by an impressive, well-maintained garden – a combination rarely available at this price point. Over the past eight years, the current owners have carried out significant improvements, ensuring the home is presented in excellent condition. This sale represents a rare opportunity to secure a stylish and practical family home in one of the most prestigious streets within the YO8 postcode.

The property is ideally positioned for families, with the Outstanding Ofsted-rated Brayton Academy just a short five-minute walk away, and the town centre conveniently reached within ten minutes on foot.

Tenure: Freehold

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

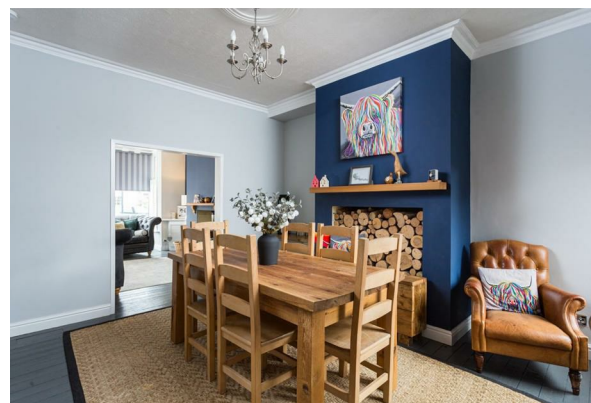
Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 64 (D)

Council Tax: North Yorkshire Council Band B

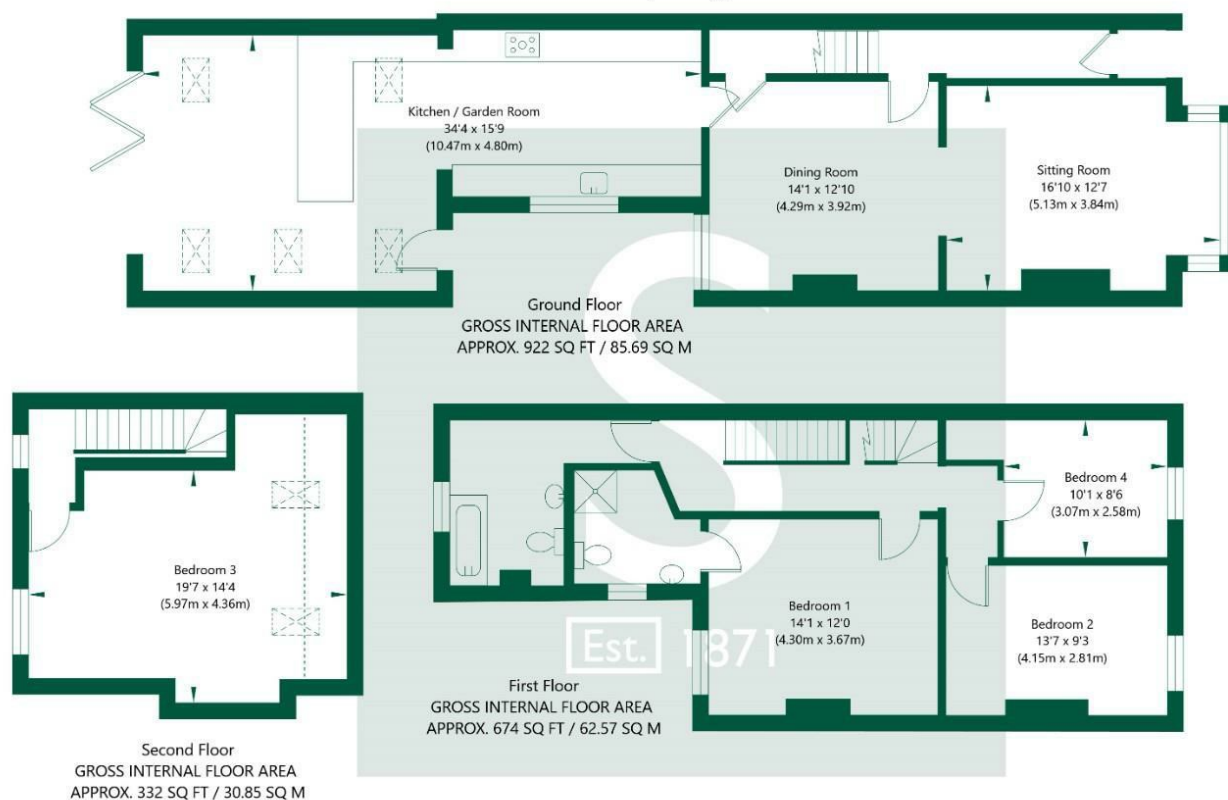
Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

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





Green Lane, Selby, YO8 9AN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1928 SQ FT / 179.11 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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