



Bondgate, SelbyYO8 3LX

welcome to

Bondgate, Selby

Exceptional four bedroom detached house Located in Selby, this property offers easy access to local amenities, schools, and transport links, making it an ideal family home. Viewing is highly recommended to fully appreciate the space and lifestyle this unique property provides.



This spacious and versatile 4-bedroom detached home, situated in the thriving town of Selby, is perfect for families seeking both style and functionality. With a range of unique features, including a yoga studio, bar, and games room, this home offers flexible living in a prime location.

The welcoming entrance hall boasts carpet flooring, a built-in storage cupboard, and stairs leading to the first floor. A convenient downstairs bathroom is also accessible from the hallway. The home benefits from a large, bright yoga studio with dual-aspect windows to the front and side, offering an ideal space for relaxation or fitness.

The expansive open-plan lounge and dining area is a highlight, featuring carpet flooring and an electric fireplace. This area seamlessly flows into the fitted kitchen, complete with ample wall and base units, a breakfast bar, integrated hob, and fridge freezer, creating the perfect family hub. Adjacent to the lounge is the bar and games room, currently set up as a fully functional bar with French doors leading out to the garden.

Upstairs, the landing offers access to a built-in storage cupboard and the loft via a ladder. The master bedroom features an en-suite and a dressing room with skylights, providing. The remaining three bedrooms are well-proportioned, while the family bathroom includes a large shower cubicle.

Externally, The enclosed rear garden is perfect for outdoor living, featuring a lawn, large patio area, outside tap, and secure fencing.

Entrance Hall

Cloackroom

Yoga Studio

20' 2" x 11' 5" (6.15m x 3.48m)

Lounge/Diner

31' 3" x 16' 10" into recess (9.53m x 5.13m into recess)

Bar/Games Room

18' 4" x 12' 3" (5.59m x 3.73m)

Kitchen

12' 6" x 11' 10" (3.81m x 3.61m)

Office (ground Floor)

12' 6" x 8' 11" (3.81m x 2.72m)

Landing

First Bedroom

16' 4" x 11' 7" (4.98m x 3.53m)

En-Suite

Second Bedroom

12' 6" x 10' 10" into recess (3.81m x 3.30m into recess)

Third Bedroom

11' 7" x 10' 11" (3.53m x 3.33m)

Fourth Bedroom

12' 8" x 10' 11" (3.86m x 3.33m)

Bathroom

Dressing Room

18' 4" x 17' 6" narrowing to 5'11" (5.59m x 5.33m narrowing to 5'11")



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welcome to

Bondgate

- Detached House
- Driveway & Double Garage
- Yoga Studio
- Games Room / Bar
- UPVC Double Glazing Throughout

Tenure: Freehold EPC Rating: C

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL108200 - 0005

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