





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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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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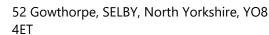
Property Ref: SEL108200 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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