



**Main Street, West Haddlesey Selby YO8 8QA**



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## **Main Street, West Haddlesey Selby**

Haddlesey House is a magnificent manor house brimming with history, character, and period features. Spanning an impressive 5,500 square feet, the property is unlisted, offering a rare combination of historic charm and modern flexibility.

### **Orangery**

13' 3" x 12' ( 4.04m x 3.66m )

French doors to the rear that overlooks the gardens, tiled flooring and windows to the side.

### **Lounge**

33' 2" x 20' 1" ( 10.11m x 6.12m )

Grand room offering carpet flooring, log burner, stain glassed windows and a staircase leading to the first floor.

### **Ball Room/Snooker Room**

35' 1" x 18' 1" ( 10.69m x 5.51m )

Beautiful features and windows and original plaster and paint work.

### **Cloakroom**

Offering WC, wash hand basin and a window to the front.

### **Second Cloakroom**

Offering a WC and window to the front.

### **Library/Snug**

12' 4" into recess x 12' 2" ( 3.76m into recess x 3.71m )

Cozy room offering carpet flooring and a window to the front.

### **Kitchen**

20' 3" into recess x 15' 6" ( 6.17m into recess x 4.72m )

Great size fitted kitchen featuring wall and base units, work tops, log burner, oven, microwave, fridge, plumbing for washing machine, wood flooring, space for dining table, three windows to the rear and door to the side.

### **Dining Room**

20' 11" x 13' 1" ( 6.38m x 3.99m )

Gorgeous room offering french doors to the rear

and a beautiful door leading into the lounge.

### **Utility Room**

9' 11" x 8' 6" ( 3.02m x 2.59m )

Offering base units, sink/drain, space for fridge/freezer and a window to the front.

### **Landing**

Grand stair case offering part stain glass & part painted window with two village crest and for family who lived here.

### **Bedroom 1**

18' 1" x 14' 10" ( 5.51m x 4.52m )

Huge double bedroom offering carpet flooring, a window to the rear and side, fitted wardrobes and a door leading to en-suite.

### **En-Suite**

Door leading from the first bedroom featuring WC, wash hand basin, shower cubicle and a window to the side.

### **Bedroom 2**

19' 8" x 13' 2" ( 5.99m x 4.01m )

Huge room offering carpet flooring, window to the rear and a door leading to the en-suite.

### **En-Suite**

Door leading from second bedroom offering WC, wash hand basin, shower cubicle and tiled flooring.

### **Bedroom 3/Sitting Room**

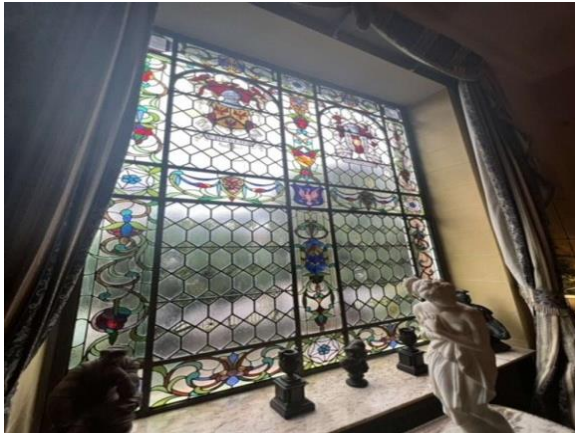
17' 5" max x 9' 2" max ( 5.31m max x 2.79m max )

Good size room offering carpet flooring and window to the front. Also with en suite shower room.

### **Shower Room**

Offering a shower cubicle, WC, wash hand basin,





airing cupboard, hot water tank and a window to the front.

#### **Bedroom 4**

19' 1" x 17' 7" ( 5.82m x 5.36m )  
Double size bedroom offering Victorian paneling, fire place, carpet flooring and two windows to the rear.

#### **Bedroom 5**

18' 1" x 14' 1" into recess ( 5.51m x 4.29m into recess )  
Grand room offering two windows to the front and one to the side making this room light & bright with adam style ceilings.

#### **Bedroom 6**

15' 9" x 8' 2" ( 4.80m x 2.49m )  
Double size bedroom offering carpet flooring and a window to the rear.

#### **Bedroom 7**

12' 3" x 8' 5" ( 3.73m x 2.57m )  
Double bedroom offering carpet flooring and a window to the rear.

#### **Loft Room**

Offering carpet flooring and could be used at a home office or gym.

#### **Bathroom**

13' x 11' 10" ( 3.96m x 3.61m )  
Huge bathroom offering marmoleum flooring, bath with over head shower, WC, wash hand basin and a window to the front.

#### **Front Garden**

Huge well established private front garden.

#### **Side Garden**

Private side garden.

#### **Rear Garden**

Private front garden with a driveway parking and

garage with wood stores.

#### **Parking**

Electric gates with blocked paved driveway and turning circle.

#### **Garage**

25' 3" x 19' 4" ( 7.70m x 5.89m )  
Detached double garage with up and over door.



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## Main Street, West Haddlesey Selby

- GUIDE PRICE £825,000 - £850,000
- Six Spacious Double Bedrooms
- Bar/Snooker/Ballroom
- Orangery
- Library/Drawing Room

Tenure: Freehold EPC Rating: E

guide price

**£825,000**



Ground Floor



First Floor



Loft Floor

  
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Property Ref:  
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