



**Malt Kiln Farm Main Street, West Haddlesey Selby YO8 8QA**



***welcome to***

**Malt Kiln Farm Main Street, West Haddlesey Selby**

Amazing detached house in West Haddlesey with four double bedrooms, a driveway for multiple vehicles and a master with en-suite.



The Lodge Malt Kiln Farm is a charming property offering a spacious and inviting layout. The entrance hall, featuring tiled flooring, leads to the stairs to the first floor. On the ground floor, there is a cloakroom with a WC with tiled flooring. The generously-sized lounge boasts tiled flooring, dining room, which also has tiled flooring and French doors leading to the side. The kitchen diner is a standout, with solid oak French kitchen units, tiled flooring, exposed antique brickwork, and a stained glass window. The utility room, also with tiled flooring, has a stable door leading to the rear. The landing, with stairs from the ground floor and additional stairs leading to the second floor, is a welcoming space. On the first floor, bedroom one is a double with solid wood flooring and an en suite, which is generously sized and also has solid wood flooring. Bedroom two, three, and four are all double rooms with solid wood flooring, with bedroom four benefiting from a skylight. The bathroom is equipped with solid wood flooring, a shower, and a bath, while the shower room features a shower cubicle and spotlights. A versatile room, currently used as an office, has two skylights and is carpeted. The rear garden is spacious with a large lawn and gravel area, ideal for outdoor activities. The property also boasts a driveway and a garage with power and light.

## **Entrance Hall**

## **Cloakroom**

## **Lounge**

22' 11" x 13' 1" ( 6.99m x 3.99m )

## **Dining Room**

15' 4" max x 13' 1" ( 4.67m max x 3.99m )

## **Kitchen/Diner**

16' x 12' 3" ( 4.88m x 3.73m )

## **Utility Room**

12' 1" x 6' 6" ( 3.68m x 1.98m )

## **Landing**

## **Bedroom One**

16' 7" x 13' ( 5.05m x 3.96m )

## **En-Suite**

## **Bedroom Two**

12' 1" x 11' 1" ( 3.68m x 3.38m )

## **Bedroom Three**

12' 1" max x 11' 5" max ( 3.68m max x 3.48m max )

## **Bedroom Four Second Floor**

16' 1" max x 14' 11" into recess ( 4.90m max x 4.55m into recess )

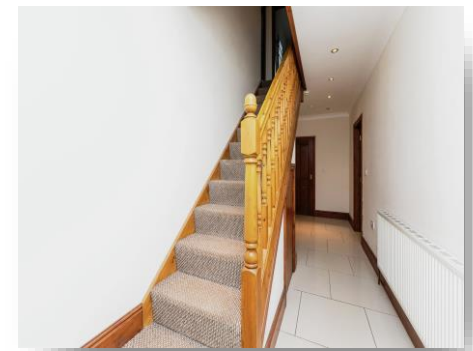
## **Bathroom First Floor**

## **Shower Room Second Floor**

## **Office**

15' 4" max x 14' 11" max ( 4.67m max x 4.55m max )

## **Rear Garden**



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## **Malt Kiln Farm, Main Street**

- Detached House
- Four double bedrooms
- Office Room
- Master With En-Suite
- Kitchen/Diner

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers over  
**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108039 - 0011

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