



Cockret View, SelbyYO8 4FN

welcome to

Cockret View, Selby

Detached four-bedroom family home in Cockret View, Selby with large driveway, integral garage, spacious lounge, modern kitchen, utility room, and dining area with garden views. Includes ensuite, walk-in wardrobe, family bathroom, and private rear garden. Excellent location and great value.



This beautifully presented detached home in Cockret View, Selby offers generous living space, modern features, and a fantastic location ideal for family life. At the front, a large driveway leads to an integral garage with lighting and power, alongside a well-maintained lawn that adds to the property's curb appeal.

Inside, the bright entrance hall welcomes you with stairs to the first floor and access to a ground floor W/C with tiled flooring. The lounge is spacious and inviting, featuring carpet flooring, two radiators, a bay window, and a front-facing window that fills the room with natural light. The kitchen is well-equipped with wall and base units, integrated appliances, a gas hob, extractor fan, and a rear-facing window. A separate utility room offers space for laundry and storage, while the dining area enjoys garden views through French doors, perfect for family meals or entertaining.

Upstairs, the landing provides additional storage. The main bedroom includes a walk-in wardrobe, an ensuite with walk-in shower, and a rear-facing window. Three further double bedrooms offer ample space, with fitted wardrobes and pleasant views, including open fields from the front. The family bathroom features a separate bath and walk-in shower, tiled flooring, and a front-facing window.

The rear garden is ideal for outdoor living, with a large lawn, patio seating area, and a surrounding fence for privacy. This is a rare opportunity to secure a spacious and well-appointed home.

Ground Floor W/C

Lounge

16' 5" x 9' 9" (5.00m x 2.97m)

Kitchen

24' 7" x 14' 3" (7.49m x 4.34m)

Utility Room

7' 6" x 5' 6" (2.29m x 1.68m)

Landing

First Bedroom

15' 7" x 10' 6" (4.75m x 3.20m)

Ensuite

Walk In Wardrobe

Second Bedroom

12' 8" x 9' 2" (3.86m x 2.79m)

Third Bedroom

10' 9" x 8' 3" (3.28m x 2.51m)

Fourth Bedroom

10' 6" x 8' 4" (3.20m x 2.54m)

Bathroom

Rear Garden

Garage

14' 2" x 9' 5" (4.32m x 2.87m)

Front Garden

Dining Room



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welcome to Cockret View

- GUIDE PRICE £350,000-£375,000!
- Large Driveway & Garage.
- Stunning Rear Garden.
- Four Double Bedrooms.
- Open Kitchen/Dining Room.

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

guide price
£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL108635 - 0006

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