



Holme View, SelbyYO8 3AG

welcome to

Holme View, Selby

A Spacious Five-Bedroom Detached Home with Field Views and South-Facing Garden



Set in a desirable location with uninterrupted field views to the front, this well-presented five-bedroom detached home offers versatile living spaces, modern comforts, and excellent outdoor amenities - perfect for family life.

On entering the property, you are welcomed into a bright entrance hall with a useful storage cupboard. To the front, a study with carpet flooring provides an ideal home office or could easily serve as an additional bedroom. A convenient downstairs bathroom adds to the home's practicality.

The lounge is a comfortable and inviting space, enjoying lovely views across the fields, while the modern kitchen is fitted with a range of wall and base units, integrated appliances, and a gas hob - making it both stylish and functional.

Upstairs, the property boasts five well-proportioned bedrooms, three of which are generous doubles. The master bedroom benefits from its own ensuite, offering a touch of luxury and privacy for the owners.

Externally, the property is equally impressive. A private driveway provides parking for up to four cars, in addition to a single garage. To the rear, the south-facing garden is perfect for entertaining, relaxing, or enjoying the sunshine throughout the day.

Entrance Hall

Study Room

10' 11" x 8' 8" (3.33m x 2.64m)

Downstairs W/C

Lounge

16' 6" x 10' 10" (5.03m x 3.30m)

Kitchen / Diner

26' 3" x 12' 4" (8.00m x 3.76m)

Landing

First Bedroom

14' 7" x 11' 1" (4.45m x 3.38m)

En-Suite

Second Bedroom

14' 10" x 9' 7" (4.52m x 2.92m)

Third Bedroom

12' 5" x 8' 3" (3.78m x 2.51m)

Fourth Bedroom

9' 9" x 9' 1" (2.97m x 2.77m)

Fifth Bedroom

9' 3" x 7' 9" (2.82m x 2.36m)

Bathroom

Rear Garden

Parking

Garage



view this property online williamhbrown.co.uk/Property/SEL108688



welcome to Holme View

- Detached House
- Five Bedrooms
- South Facing Rear Garden
- Driveway
- Garage

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

offers in excess of
£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL108688



Property Ref:
SEL108688 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk