



Stoneleigh Main Road, Hirst Courtney Selby YO8 8QT

Welcome to

Stoneleigh Main Road, Hirst Courtney Selby

A beautifully positioned four bedroom detached home with approved planning for rear extension, located in the popular village location of Hirst Courtney, displaying stunning open views to front and rear aspects!



Entrance Hall

Entrance door to the front, oak flooring, radiator and exposed brickwork.

Inner Hall

Door leading to the garden, tiled flooring and built in storage.

Cloakroom

Window to the side, low level W/C, wash hand basin and tiled flooring.

Lounge

15' 10" plus bay x 12' 1" into recess (4.83m plus bay x 3.68m into recess)

Window to the front, wood burner, radiator, oak flooring and open plan to play room/dining area.

Playroom/ Dining Area

11' 8" x 7' 11" (3.56m x 2.41m)

Open plan into the lounge, double doors leading to conservatory, window to the side, radiator and wood grain effect flooring.

Conservatory

14' 1" x 11' 2" (4.29m x 3.40m)

Door leading to the garden, door into playroom/ dining area and tiled flooring.

Kitchen

14' 10" x 13' 4" (4.52m x 4.06m)

Fitted kitchen with a range of wall and base units, work surfaces, space for range cooker, extractor fan, sink drainer, integrated fridge, radiator, space for table, tiled flooring and window to the rear.

Office

11' 8" x 9' 5" (3.56m x 2.87m)

Window to the front, window to the side, oak flooring and a radiator.

Utility Room

7' 10" x 5' 11" (2.39m x 1.80m)

Work surfaces, sink drainer, boiler, plumbing for an automatic washing machine and window to the front.

Landing

Access to partially boarded loft via ladder.

Bedroom 1

11' 2" plus recess x 10' 7" (3.40m plus recess x 3.23m)

Two windows to the front, walk in wardrobe and a radiator.

Walk In Wardrobe

9' x 4' 11" (2.74m x 1.50m)

Radiator.

Bedroom 2

9' 10" x 9' 10" (3.00m x 3.00m)

Window to the front, built in storage and a radiator.

Bedroom 3

13' 4" x 7' 11" (4.06m x 2.41m)

Window to the rear with open views and a radiator.

Bedroom 4

11' 8" x 7' 11" (3.56m x 2.41m)

Window to the rear with open views and a radiator.

Bathroom

Bathroom with bath and shower over, low level W/C, sink, towel style radiator, mirror with lighting, extractor fan, tiled floor and window to the side.

Front Garden

Lawned garden with open views and hedge to the front.

Rear Garden

Spacious and enclosed lawned rear garden with open views, patio area, outside tap and gated access.

Garage

Up and over door.



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Welcome to

**Stoneleigh Main Road, Hirst Courtney
Selby**

- Four Bedroom Detached Family Home
- Planning Approved for Rear Extension
- Open Views to Front and Rear
- Spacious Plot
- Ready to Move In

Tenure: Freehold EPC Rating: E

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL106348 - 0007

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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