



**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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