



Shelton Firs, Hillam Common Lane,
Hillam, LS25 5HR
£900,000



ABOUT THE PROPERTY

Looking for a smallholding with land and outbuildings yet close to the major road networks. then make an appointment to view Shelton Firs. From the moment you enter through the electric gates you will be surprised what lies within, the bungalow stands within its own grounds including an orchard, pond and glasshouse. To the rear there are a variety of paddocks and an array of good quality outbuildings which can be used for a multitude of opportunities all standing within a ringfence of 15.84 acres which is predominantly grassland.

The spacious three bedroomed bungalow offers well presented accommodation throughout with attractive gardens and court yard.

The cattery is located to the east of the main dwelling with facilities for 28 cats in 11 heated pens and includes two store rooms, a utility room and reception area which has the potential to generate an additional income.

This property is Freehold. North Yorkshire Council - Council Tax Band F.







Tenure: Freehold
North Yorkshire Council
Band: F

LOCATION

Shelton Firs is located approximately one mile east of Hillam and Monk Fryston with convenient access to major road networks including the A1, M1 and M62 Motorways. Shelton Firs is located approximately six miles west of the market town of Selby and eight miles north of Pontefract.

ACCOMMODATION

ENTRANCE HALL

Entered via a UPVC front entrance door, ceiling coving and double radiator.

FITTED KITCHEN

2.58m x 4.63m (8'5" x 15'2")

Fitted with arrangement of floor and wall cupboards with double oven, built in fridge and dishwasher, one and a half stainless steel sink unit, ceiling coving, radiator, stable door and double glazed window to rear elevation.

BOOT ROOM/UTILITY

2.46m x 2.60m (8'0" x 8'6")

The rear entrance door leads into a useful boot room with a separate boiler room and utility room, equipped with modern floor and wall units and plumbing for an automatic washing machine.

DINING ROOM

3.66m x 4.78m (12'0" x 15'8")

Decorative ceiling coving, laminate flooring and double radiator.

L-SHAPED CONSERVATORY

2.58m x 5.72m (8'5" x 18'9")

A light and welcoming L-shaped conservatory which incorporates the study/home office and feels like the centre of the home, radiator and double glazed windows with Kardean flooring.

SITTING ROOM

3.70m x 7.50m (12'1" x 24'7")

A lovely spacious, light lounge, featuring a log burner in an attractive brick surround with timber mantle, double radiator, French sliding doors to the side elevation and double patio doors with double glazed window to front elevation.

BEDROOM ONE

3.76m x 3.64m (12'4" x 11'11")

Fitted wardrobes, ceiling coving, radiator and double glazed window to front elevation.

BEDROOM TWO

3.77m x 3.89m (12'4" x 12'9")

Generous double bedroom, including fitted wardrobes, ceiling coving, radiator and double glazed window to the front elevation.

BEDROOM THREE

2.08m x 2.58m (6'9" x 8'5")

A lovely addition to the property providing single bedroom accommodation or dressing room with ensuite WC.

FAMILY BATHROOM

2.56m x 2.34m (8'4" x 7'8")

Fully tiled family bathroom with fitted suite, separate shower and heated towel rail.

BUILDINGS

GARAGE/WORKSHOP

8.83m x 18.00m (28'11" x 59'0")

A steel portal frame building with part block walls, fibre cement roof, and concrete flooring. The workshop comprises four bays with three of those benefiting from electric roller shutter doors.

CATTLE BARN

10.50m x 17.16m (34'5" x 56'3")

Steel portal frame building with box profile roof, part Yorkshire boarding, part concrete panels. The cattle barn also benefits from concrete flooring which extends to a concrete apron, providing access to the adjoining land.

SMALL BARN

5.60m x 3.72m (18'4" x 12'2")

Adjoining the main cattle barn, this building is steel framed with a mono pitch roof and concrete flooring.

TIMBER BARN

5.77m x 14.85m (18'11" x 48'8")

Traditional style timber barn built in 2018, comprising a mono pitch timber frame with box profile roof, timber cladding and concrete flooring. Used to house livestock as well as for the storage of hay, feed and farm machinery.

Lighting, electricity and water supplies are available to the barns.

DOG KENNEL

Brick built with tiled roof.

CATTERY

The cattery is located to the east of the main dwelling. The housing provides facilities for 28 cats in 11 heated pens and includes two store rooms, a utility room and reception area.

Further details of the cattery can be found at the following address: www.harewoodcattery.co.uk

THE LAND

The land at Shelton Firs extends to 15.84 acres in total, all within a ring-fence and situated to the rear of the property.

The land is level lying.

The grassland is fully fenced and divided into various fields with gated access.

The land is classified as Grade 2 on the DEFRA Agricultural Land Classification maps and the soil type is Sessay, being fine and course loamy, often stoneless and permeable.

AGRI-ENVIRONMENT SCHEMES

The land is not entered into any Environmental or Countryside Stewardship Schemes.

OUTGOINGS

We understand that the land is subject to an annual drainage rate.

TENURE

Shelton Firs is offered freehold with vacant possession.

SERVICES

Shelton Firs benefits from mains electricity and water connections with oil central heating.

ENERGY PERFORMANCE

Shelton Firs has an Energy Performance rating of D.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

Shelton Firs is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned in these details or not.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

SPORTING & MINERAL RIGHTS

Sporting and Mineral Rights, in so far as they are owned, are included in the sale

LOCAL AUTHORITY

North Yorkshire Council.

COUNCIL TAX

Shelton Firs is in Council Tax Band F.

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty with a guide price of £900,000, however the Vendor reserves the right to conclude the sale by any means.

Please note that the property is in two separate ownerships and that two separate contracts will be required.

VIEWINGS

All viewings are strictly by appointment, through the Vendor's agent's Pocklington Office on 01759 304040.





AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

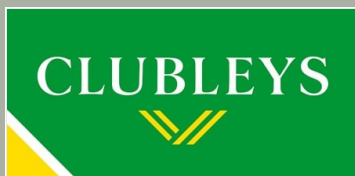
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.