

Holmefields, Wistow Road,
Selby, YO8 3QS
£750,000



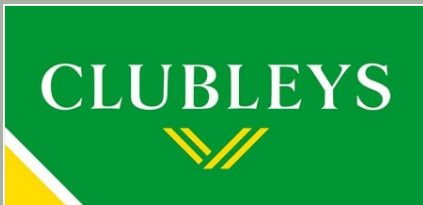
ABOUT THE PROPERTY

**** SNEAK PEEK VIDEO TOUR **** This detached dormer bungalow is set on an impressive plot of just under 2 acres, making it ideal for equestrian enthusiasts. The outdoor space is a standout feature, boasting beautifully maintained gardens that surround the home. A large driveway provides ample parking for several vehicles, alongside a double garage with an attached office, perfect for those working from home. The property's equestrian facilities are exceptional, including two fields, a 20m x 40m rubber and carpet fibre horse arena, four stables with electric and water, and a barn. The interior offers spacious, versatile living with modern finishes throughout. The ground floor boasts a welcoming entrance hall leading to an expansive open-plan kitchen, dining, and sitting area, with the dining space opening into a bright conservatory. Additional living spaces include a dedicated office, a modern shower room, and two ground-floor bedrooms, offering flexibility to suit a variety of needs. Upstairs, the accommodation features three well-proportioned bedrooms and a contemporary family bathroom, with all bathrooms upgraded to a high standard. Balancing comfortable living with superb outdoor amenities, this property is ideal for both family life and equestrian pursuits.

Tenure: Freehold. Selby District Council BAND E.







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North Yorkshire District Council
Band: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, wooden flooring, radiator, fitted cupboard, stairs to first floor.

SITTING ROOM

7.16 x 4.11 (23'5" x 13'5")

Wooden flooring, log burning stove, bay window.

DINING AREA

Wooden flooring, radiator.

CONSERVATORY

4.20 x 3.30 (13'9" x 10'9")

Brick & UPVC construction, double doors to side elevation.

KITCHEN

3.34 x 4.60 (10'11" x 15'1")

Fitted with a range of wall and base units comprising granite worktops, inset ceramic sink unit, integrated fridge/freezer, extractor, part tiled walls, tiled floor, recessed ceiling lights, rear entrance door.

BEDROOM FOUR

3.63 x 3.30 (11'10" x 10'9")

Bay window, radiator.

BEDROOM FIVE

3.38 x 2.70 (11'1" x 8'10")

Wooden flooring, radiator.

STUDY

2.40 x 1.88 (7'10" x 6'2")

Wooden flooring, radiator.

SHOWER ROOM

Three piece suite comprising step in shower cubicle, low flush W.C. and wash hand basin set in vanity unit, fully tiled walls, recessed ceiling lights, tiled floor, chrome ladder style radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Recessed ceiling lights, Velux window.

BEDROOM ONE

5.33 x 3.37 (17'5" x 11'0")

Dual aspect, two radiators, recessed ceiling lights, eaves storage.

BEDROOM TWO

2.88 x 5.57 (9'5" x 18'3")

Radiator, recessed ceiling lights, eaves storage.

BEDROOM TREE

2.35 x 4.37 (7'8" x 14'4")

Radiator, eaves storage.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, low flush W.C., wash hand basin set in vanity unit, recessed ceiling lights, fully tiled walls, extractor, ladder style towel rail.

OUTSIDE

Set on an expansive plot of just under 2 acres, this property is a dream for equestrian enthusiasts, boasting exceptional facilities that include two fields, a 20ft x 40ft rubber and carpet fibre horse arena, four stables with electric and water, and a barn. The outdoor space also features beautifully maintained gardens surrounding the home, a large driveway with ample parking for several vehicles, and a double garage with an attached office, providing an ideal setup for those working from home.

BARN WITH LEAN TO

4.89 x 11.56 (16'0" x 37'11")

Power and light.

FOUR STABLES

Stable 1

3.74 m x 3.62 m

Stable 2

3.76 m x 3.64 m

Stable 3

3.74 m x 3.67 m

Stable 4

3.74 m x 3.67 m

Concrete flooring with rubber matting and lighting.

MENEGE

20m x 40m (65'7" x 131'2")

Rubber and carpet fibre Riding Arena measuring 20m x 40m.

Floodlights.

DOUBLE GARAGE

6.13m x 5.54m (20'1" x 18'2")

Power and light.

OUTSIDE ATTACHED OFFICE

5.60m x 2.40m (18'4" x 7'10")

Recessed ceiling lights, PVC entrance door.

ADDITIONAL INFORMATION

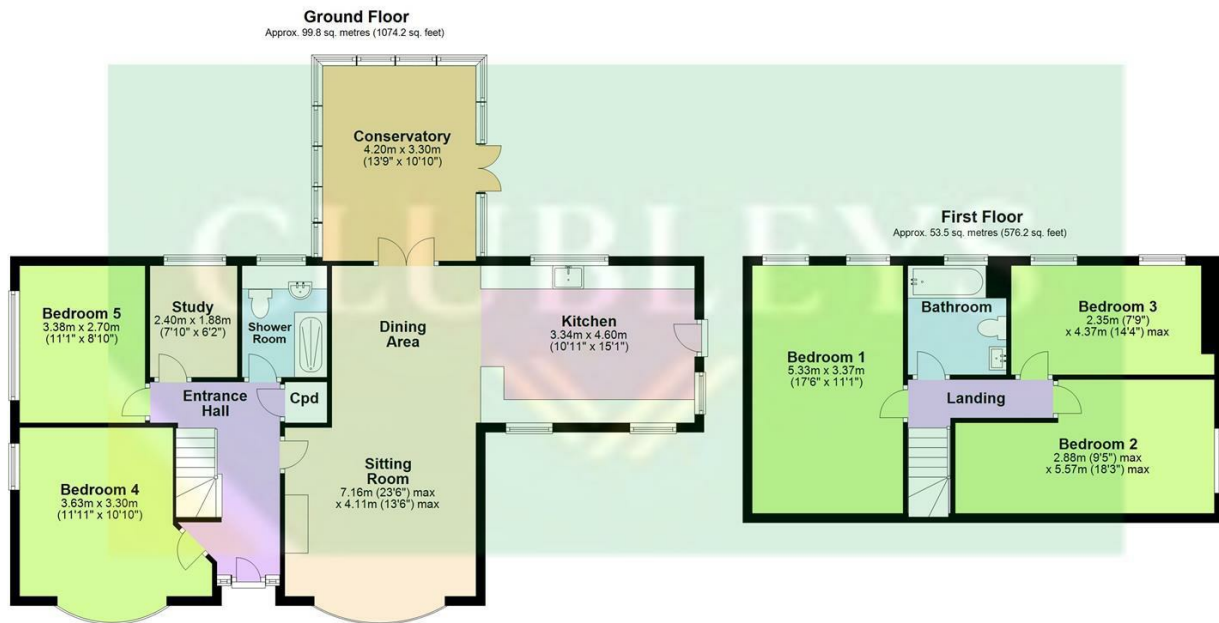
SERVICES

Mains water and electricity, oil tank and septic tank.

APPLIANCES

No Appliances have been tested by the Agent.





This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

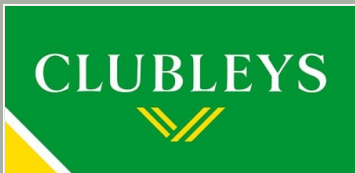
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If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one 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		81
(69-80) C		
(55-68) D		
(39-54) E	36	
(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.