



Elmhirst  
Parker  
Estate Agents & Solicitors



# 7 Garthends Lane

Hemingbrough  
YO8 6QW

Offers in the region of  
£330,000



- DOUBLE FRONTED DETACHED HOUSE
- FOUR BEDROOMS, TWO OF WHICH ARE DOUBLE
- OPEN PLAN KITCHEN AND DINING AREA
- GOOD SIZED LIVING ROOM
- DOWNSTAIRS CLOAKROOM
- CONSERVATORY
- REAR GARDEN NOT OVERLOOKED
- DETACHED GARAGE
- VILLAGE LOCATION







Nestled in the charming village of Hemingbrough, Selby, this delightful detached house on Garthends Lane offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a tranquil yet convenient lifestyle. As you enter, you are welcomed by a generous open plan dining area and kitchen, designed for both entertaining and everyday family life. The good-sized living room provides a cosy retreat, perfect for relaxing after a long day. Additionally, the property boasts a lovely conservatory, which floods the space with natural light and offers a serene spot to unwind while overlooking the garden. This versatile area can be used for various purposes, whether as a playroom, study, or simply a peaceful nook to enjoy a good book. For those with multiple vehicles, the property features ample parking space for several vehicles.

#### Porch

With new front entrance door leading into:-

#### Hallway

With stairs to the first floor and doors off.

#### Dining Area

3.68m x 2.89m max (12'0" x 9'5" max)

Being open plan with a window to the front elevation and leading into:-

#### Kitchen

4.61m x 2.89m (15'1" x 9'6")

A good size and having a range of base and wall units. Complimentary work surfaces incorporating a sink with mixer tap over. Space for a freestanding

electric cooker with an extractor over. Plumbing for a washing machine and space for a tall fridge/freezer. Having a window to the rear elevation and a radiator. Door into:-

#### Inner Hall

With access to the conservatory, downstairs cloakroom and living room.

#### Downstairs Cloakroom

Having a white suite comprising wash hand basin and wc.

#### Living Room

6.60m x 3.31m (21'8" x 10'10")

Having a feature fireplace with a marble effect back and hearth incorporating a gas fire, With a bow window to the front elevation and patio doors into:-

#### Conservatory

3.27m x 3.31m (10'8" x 10'10")

Having two windows to the rear, two windows to the side and french doors leading into the rear garden.

#### Landing

With doors off and access to the roof space where the boiler is housed.

#### Bedroom 1

3.82m x 3.69m (12'6" x 12'1")

Being of a double size and having a window to the front elevation and a radiator.





#### Bedroom 2

3.69m x 3.27m (12'1" x 10'9")

Being of a double size and having a window to the front elevation and a radiator.

#### Bedroom 3

2.82m x 2.38m (9'3" x 7'10")

Having a window to the rear elevation and a radiator.

#### Bedroom 4

2.95m x 2.30m (9'8" x 7'7")

Having a window to the rear elevation and a radiator.

#### Bathroom

2.25m x 1.68m (7'4" x 5'6")

Being fully tiled and having a white three piece suite comprising panelled bath, wash hand basin and wc. Having a window to the rear elevation and a radiator.

#### Garage

6m x 3m (19'8" x 9'10")

Having an up and over door, window to the side and a personal door.

#### Outside

To the front of the property is a block paved parking area and drive to the side leading to the garage. The rear garden is not overlooked and is laid mainly to lawn with a paved patio area. The garden shed is also included in the sale.

#### Utilities

Mains Electric

Mains Gas

Mains Water - metered

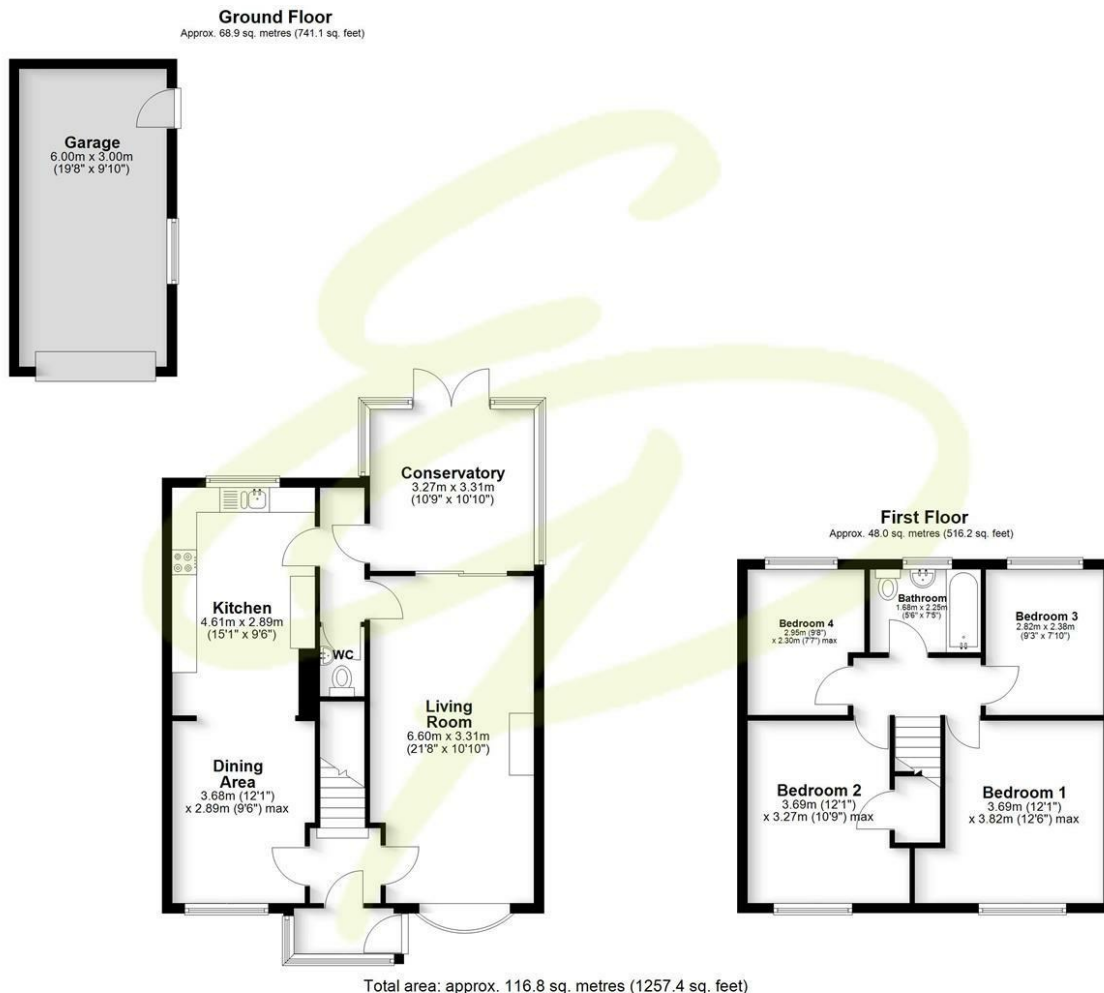
Mains Sewerage

Mobile 4G

Broadband FTTP (Ultrafast)







FLOOR AREA EXCLUDING GARAGE  
All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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