



Oak View, Newland, Selby, YO8 8PS

- Spacious 5 bedroom family home • Open plan kitchen/diner • Living room with adjacent conservatory • Formal dining room/snug/playroom • Office • Utility room with adjacent boot room and w.c • Five double bedrooms with three bathrooms including two en-suites • Enclosed rear garden • Off street parking and detached double garage • EPC = C

Guide Price £525,000

Located in the peaceful village of Newland, just a short distance from the market town of Selby, is this beautifully presented five bedroom detached family home. Situated on a generous plot, the property benefits from a detached double garage, off-street parking for multiple vehicles and an enclosed rear garden, making it ideal for family living and entertaining. Newland offers excellent transport links making commuting simple. Selby train station offers direct services to York, Leeds and London and road links via the A19, A63 and M62 enable quick access across Yorkshire and beyond.

Upon entering the property, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property. To the left, the main lounge is a warm and inviting space with a feature bay window, gas fire and a set of double doors leading through to the conservatory. Overlooking the garden, this bright room provides a tranquil spot to enjoy year round.

Back through the hallway, you'll find a generously sized study, perfect for use as a home office. Then across the hall is the formal dining room which could alternatively be used as a snug or playroom.

To the rear of the property lies the true heart of the home, a stunning kitchen and dining area. This open plan space is perfect for modern family living. There is also access from here through French doors into the conservatory. Just off the kitchen is a separate utility room, with practical access to a boot room and a side entrance door from the driveway. A downstairs w.c is accessed from the hallway, offering excellent functionality for busy households.

Upstairs, a spacious landing leads to five well-proportioned bedrooms, offering plenty of space for a growing family or visiting guests.

The principal bedroom is a true sanctuary, complete with its own en-suite shower room, fitted wardrobes and a seating area.

The main guest bedroom is complete with its own en-suite, ideal for visitors or older children seeking more privacy. The remaining three bedrooms are all of a good size and served by a stylish family bathroom.

Externally, the property continues to impress. A private driveway provides off street parking for several vehicles and leads to a detached double garage, offering secure parking or an excellent storage option.

To the rear, the private garden is well-maintained and provides a safe, enclosed space for children to play, with ample room for outdoor dining, entertaining or simply enjoying the peace and quiet.





SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Reference: 2467

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority North Yorkshire County Council

Services LPG central heating. Septic tank. Mains water & electric.



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Approx. Gross Internal Floor Area 2611 sq. ft / 242.50 sq. m

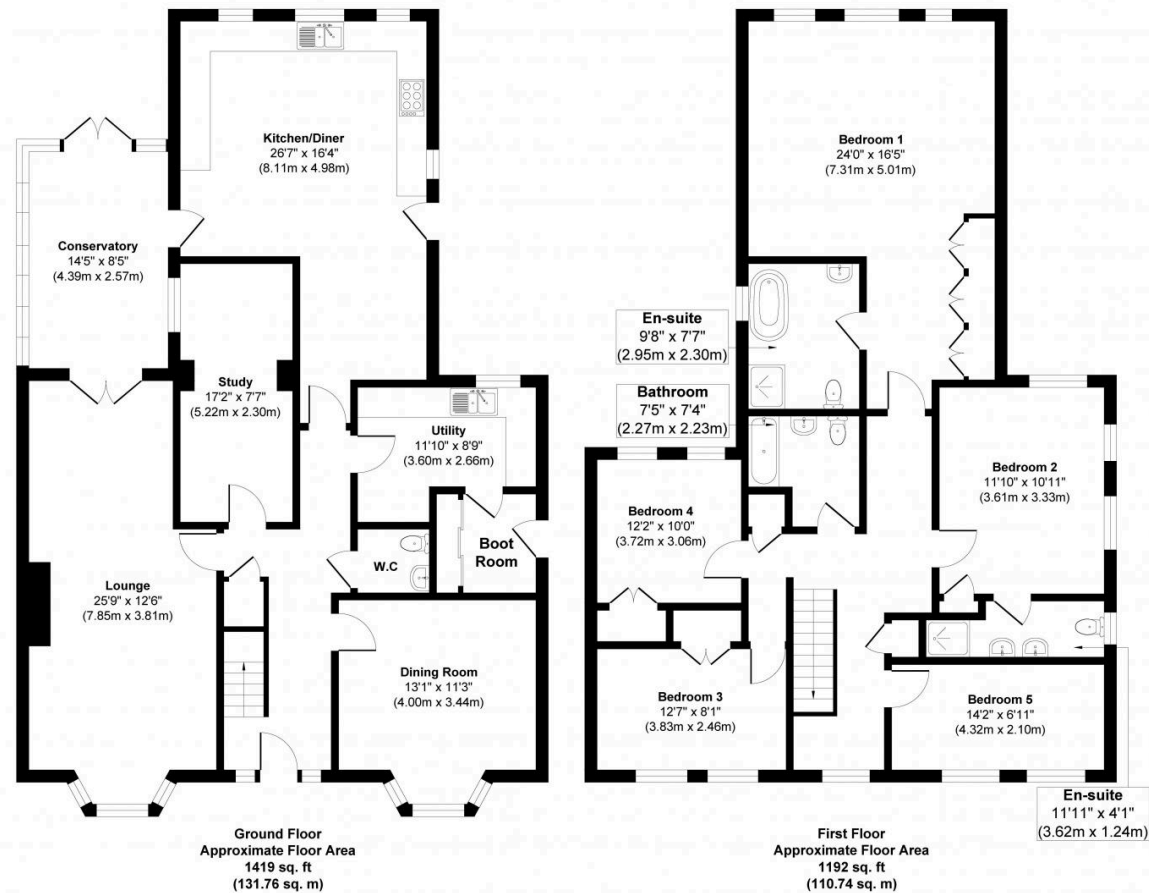


Illustration for identification purposes only, measurements approximate, not to scale.

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