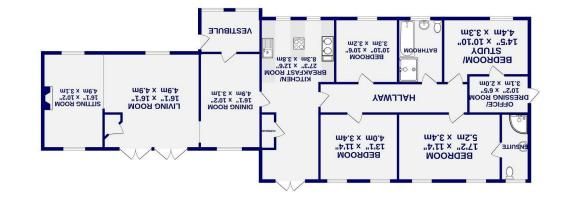


## YO8 5DE North Duffield, Selby

Freehold Council Tax Band - D

- Detached Character Property
- EOUR Double Bedrooms
- Three Reception Rooms
- Kitchen Diner With Fitted Aga
- · Generous Sized Plot
- bnelbooW leos & Local Woodland  $\bullet$
- En-Suite Bathroom
- Ample Off Street Parking
- EbC- E

These particular have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the interval contact the office and we would be be act. If there is any point which is of particular importance to you, please contact the office and we would be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas are any point which is of particular flow into year elevel any services, equipment or factilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchases the areas are assumented to the rest of the tot of the contectness of each of the areas are assument that are they are in good working order, for preperting in the property or and as to the contectness of each of the areas areas are not precise. Purchasers must state they are they not the property or in good action of a particulars. No property or and se to property or the contectness of each of the areas are assument that are are not precise. Purchasers must state they are content or thing they are in good working or derivers, in good areas and when the areas are are not precise. Purchasers must state are stated any they are areas are areas are are not precise. Further areas are are areas are are not precise. Purchasers are areas are areas area



GROUND FLOOR 1877 sq.ft. (174.4 sq.m.) approx.

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# Ashtons

## , North Duffield, Selby, YO8 5DE

#### North Duffield, Selby YO8 5DE

### Guide Price £675,000



With stunning woodlands on one side and open fields to the other, this former railway station is positioned in a most idyllic location with the added benefit of being a 20 minute drive into York City Centre or alternatively there is also a direct bus link.

The original part of this wonderful character property dates back to approx.1908. The versatile and well presented accommodation extends to approx. 1,877 Sq ft and briefly comprises; entrance vestibule opening on to a large dining room which leads to the bright and airy living room. Two sets of French doors open onto the decked terrace with fields beyond and there is open access to the sitting room which is fitted with a log burning stove.

The kitchen diner is fitted with a range of wall and base units with laminated work surfaces above. There is a large Aga range cooker and space for appliances. French doors open on to the rear decked area.

There are four DOUBLE bedrooms, one of which has an en-suite shower room and another has direct access to a dressing room /utility/office room. The house bathroom has a four piece suite including a step in shower cubicle.

Externally, the property is accessed through a gateway on to a private drive. There is a south facing lawned garden, and decked areas with views to the east overlooking farmland.

If you are looking for a character property set on a generous sized plot this could be the one for you!

Council Tax Band- D



















