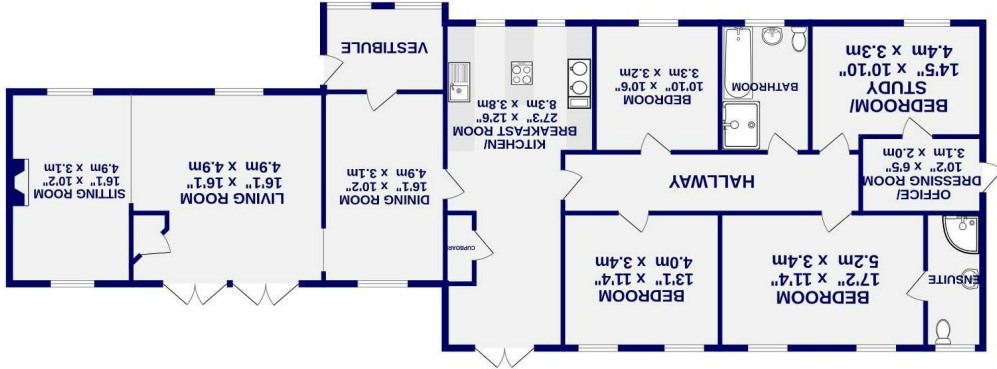


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# North Duffield, Selby YO8 5DE

Freehold  
Council Tax Band - D

- Detached Character Property
- FOUR Double Bedrooms
- Three Reception Rooms
- Kitchen Diner With Fitted Aga
- Generous Sized Plot
- Open Views & Local Woodland
- En-Suite Bathroom
- Ample Off Street Parking
- EPC - E



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

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are not guaranteed. It is included in the plan the quantities will not be part of the contract. The floor area and no responsibility is taken for any error or omission. The plan is for illustrative purposes only and should be used as a guide only. Purchasers should satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.





# North Duffield, Selby

YO8 5DE

£575,000



With stunning woodlands on one side and open fields to the other, this four bedroom, 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

