



Garthends Lane
Hemingbrough, Selby
YO8 6QW

£295,000



Unexpectedly back on the market

Located in the popular village setting of Hemingbrough, which is conveniently positioned between Selby and Howden, is this beautifully presented detached home. Having undergone a scheme of renovation over recent years, this property is immaculately presented throughout and is ready to move into. Hemingbrough offers a range of amenities to its residents, including a variety of shops and eateries, as well as schools, and is ideally placed for easy access to York and Selby.

Internally the property offers an entrance hall with a w.c, which leads into the cosy reception room positioned to the front of the property. To the rear is the open plan kitchen diner which comprises a modern high gloss kitchen with an array of wall and base units allowing for plenty of storage, all of which are complemented by stylish worktops. The dining area is set in front of the French doors and enjoys views out to the landscaped rear garden.

Upstairs are three well proportioned bedrooms, a bright and airy landing and a contemporary three piece bathroom.

Externally the property offers ample driveway parking to the front, a generous garden to the rear that comprises of lawn and low maintenance gravel, and a single garage.

Expected to be popular among a range of buyers, early viewing is highly recommended.

Agents Notes: Please note that this property is being sold on behalf of an employee of Ashtons Estate Agents.

Council Tax Band C

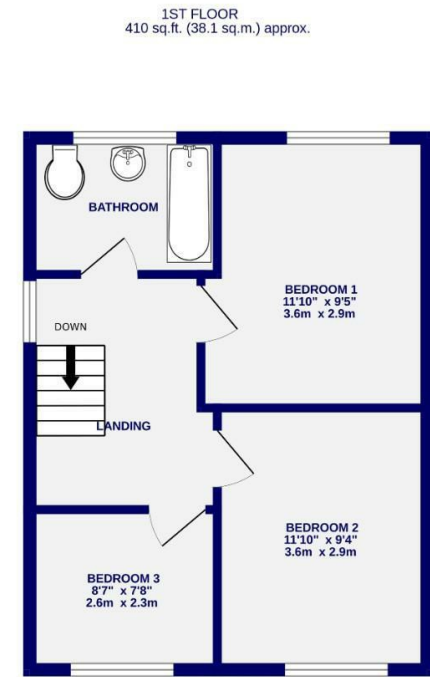
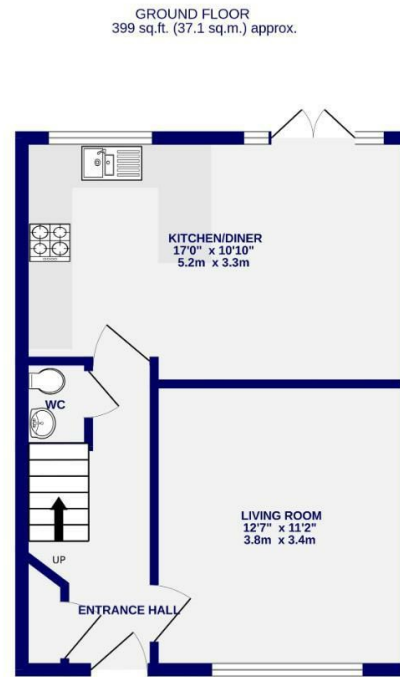




Garthends Lane Hemingbrough, Selby YO8 6QW

Freehold
Council Tax Band - C

- Three Bedroom Detached Property
- Sought After Village Location
- Ideal Family Home
- Ample Off Street Parking
- Beautifully Presented Throughout
- Close To Local Amenities
- Open Plan Kitchen Diner
- EPC - D



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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