

LANCASTER
SAMMS

Bertony Back Lane, North Duffield

Selby

£480,000



An individually designed and built, four bedroom detached home within the popular village of North Duffield. This modern and immaculately presented home boasts attractive views of the open countryside beyond.

The property opens into a bright and inviting hallway with underfloor heating (which continues throughout the ground floor living space), leading to a large lounge with patio doors onto the rear garden. The spacious open-plan kitchen/diner provides ample room for a dining table and chairs plus further living space, with Bi-fold doors onto the rear decking area flowing seamlessly, ideal for the spring/summer months. The well-appointed fitted kitchen features integrated appliances, wall and base units, and breakfast bar and benefits from high vaulted ceiling. There is also the addition of a separate fully fitted utility room. A downstairs cloakroom W/C completes the ground floor accommodation, having the luxury of Karndean flooring fitted throughout.

Ascending to the first floor accommodation there is a craftsman-built wooden stair rail and banister, leading to a first floor landing with three generously sized double bedrooms, all offering built in Velux Blinds, as well as a three piece house bathroom suite. The second floor hosts the Master Bedroom, complete with a separate dressing room with built in Hammonds furniture and an en-suite shower room for added convenience. Both bathrooms are also fitted with Karndean flooring,

Externally the property is tucked away and accessed via a private gravelled driveway, offering ample parking space. There is also the addition of an attached garage and further separate storage shed. The rear garden is neat and tidy and mainly laid to lawn. A large decked patio area offers ample seating space to enjoy some outdoor dining and admire the far reaching views of the open countryside beyond.

In summary, this four bedroom detached house represents a great opportunity to acquire a home with versatile living space and impressive views. Offering the benefit of an air source heat pump and fitted solar panels for the next owner's convenience.

LOCATION

The property is situated in the centre of North Duffield village between York and Selby with commuter routes to Leeds and further afield with good access to key motorways. For further commutes and travel, York Mainline Train Station has routes throughout the country including to both London and Edinburgh in under 2 hours. The village provides a good number of amenities including a well-regarded Primary School, nursery, pub, convenience store, post office, doctors surgery, Methodist Church, Village Hall. In addition there is a large playing field with sports pavilion and playground and is in easy access of Skipwith Common.

EPC Rating: A

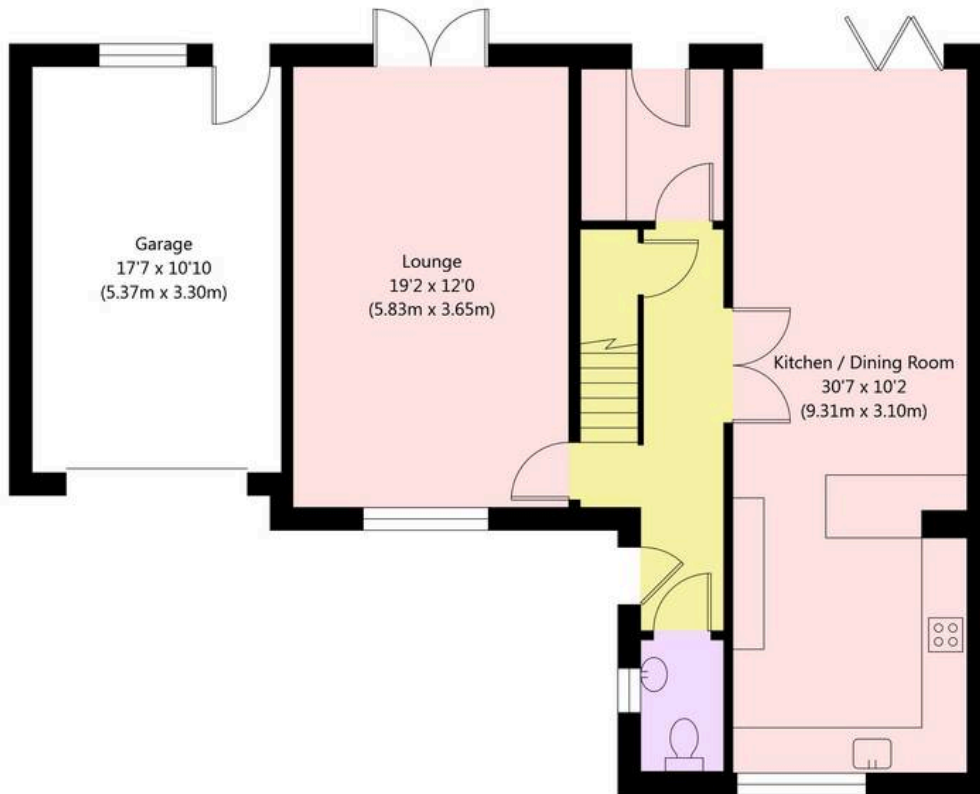








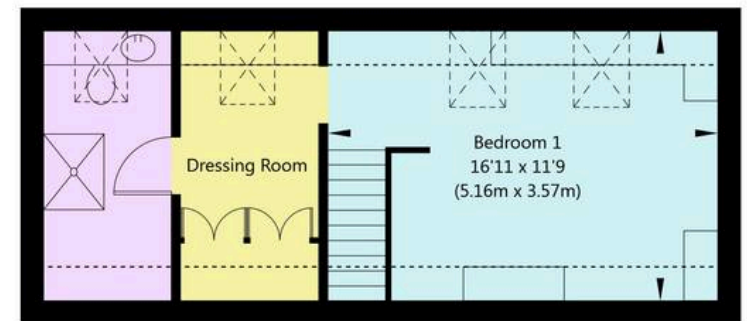
Back Lane, Selby, York, YO8 5RJ



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 721 SQ FT / 66.98 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 559 SQ FT / 51.93 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 343 SQ FT / 31.84 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1623 SQ FT / 150.75 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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