



Wistow Lordship

Selby, YO8 3RS

£420,000



ASKING PRICE OFFERS OVER £600,000 (30% reduction for buyer connected with farming OFFERS OVER £420,000)

THESE PROPERTIES ARE FOR SALE WITH AN AGRICULTURAL TIE. PROSPECTIVE BUYERS MUST HAVE A CONNECTION WITH AGRICULTURE / FARMING. ONLY PURCHASERS WITH THIS BACKGROUND CAN BE CONSIDERED AT THIS TIME.

Unique opportunity to purchase a FOUR bedroom bungalow plus an adjoining TWO bed bungalow. These properties are set in a beautiful rural location with superb gardens and orchard. The properties have UPVC double glazing throughout and oil central heating. Call the Agent for further details. NO UPWARD CHAIN!



***LODGE FARM BUNGALOW**

Entrance

Wooden door with glazed inset into;

Boot room 13'10" x 5'10" (4.23m x 1.80m)

UPVC double glazed window. Tiled floor. Central heating radiator. Oil central heating boiler.

Utility 5'8" x 13'10" (1.742m x 4.23m)

Large free standing fridge. Free standing dryer. Worktop surfaces. Central heating radiator. Plumbed for washer.

Kitchen/Diner 19'8" x 18'11" maximum (6.0m x 5.77m maximum)

Kitchen area

Fitted kitchen comprising; wall and base units with worktop surfaces, tiled splashbacks and integral oven. Tiled floor. Two UPVC windows.

Dining area

UPVC double glazed window. Wood floor. Two central heating radiators. Cast iron multi fuel boiler.

Large inner hall

Store cupboard. Separate cupboard with hot water cylinder.

Dining room 19'4" x 11'7" (5.91m x 3.54m)

UPVC double glazed window. Central heating radiator. Glazed double doors to;

Lounge 19'8" x 11'10" (6.0m x 3.63m)

Fireplace surround and hearth with propane gas fire. Two UPVC double glazed windows. Two central heating radiators. UPVC double glazed patio doors to garden.

Bedroom 1 12'3" x 14'10" (3.75m x 4.54m)

UPVC double glazed window. Central heating radiator. Fitted bedroom furniture.

En suite shower room 6'4" x 6'8" (1.94m x 2.04m)

En suite shower room with walk in shower, wash hand basin and WC. Central heating radiator. UPVC double glazed window. Tiled floor.

Bedroom 2 12'4" x 8'11" (3.77m x 2.72m)

UPVC double glazed window. Laminate flooring.

Bedroom 3 16'5" x 9'6" (5.01m x 2.90m)

UPVC double glazed window. Central heating radiator.

Bedroom 4 11'10" x 9'5" (3.63m x 2.88m)

UPVC double glazed window. Central heating radiator. Laminate flooring.

Family bathroom 7'10" x 7'9" (2.40m x 2.37m)

Modern bathroom with white suite comprising; bath, WC and walk-in shower and glass screen, wash hand basin in vanity unit. Fully tiled walls and floor. Heated towel rail. UPVC double glazed window.

Outside - front

Gated property. Gravel driveway and hardstanding for several vehicles leading to;

Double garage

Detached brick built double garage with two up-and-over doors, power and light. Oil tank and propane cylinder.

Outside - side

Lawned side garden.

Outside - rear and orchard

Superb large private rear garden. Orchard with hedge and wall surround and fruit trees.

Agricultural tie

An agricultural tie looks to put in place restrictions on who can buy and occupy a property. It is based on the job the owner has (for example dairy farming, fruit growing, livestock farming and forestry working are just some of the jobs that fall under the criteria to own a house with an agricultural tie.) Any potential purchaser must also be employed in the 'locality' of this property.

***PADDOCK VIEW**

Kitchen 11'1" x 8'10" (3.39 x 2.71)

UPVC double glazed door and window. Fitted kitchen with wall and base units and some integrated appliances.

Bedroom 1 12'9" x 10'0" (3.89 x 3.07)

Range of furniture. UPVC double glazed window to front. Central heating radiator.

Shower room

White suite. Walk in shower. Wash basin and WC. Fully tiled. UPVC double glazed side window.

Bedroom 2 11'5" x 9'11" (3.48 x 3.03)

UPVC double glazed side window. Central heating radiator.

Lounge 17'5" x 11'3" (5.32 x 3.43)

Two UPVC double glazed windows. Central heating radiator. Gas fire (currently disconnected). Doors to;

Sun room 13'7" x 10'4" (4.15 x 3.17)

Central heating radiators. Patio door to garden. Tiled roof.

Outside

Enclosed rear garden and raised patio area. Oil tank and boiler room.

EPC RATINGS

Lodge Farm Bungalow - D

Paddock View - E

Please contact our office if you require further information.

Council Tax bands:

Lodge Farm Bungalow - E

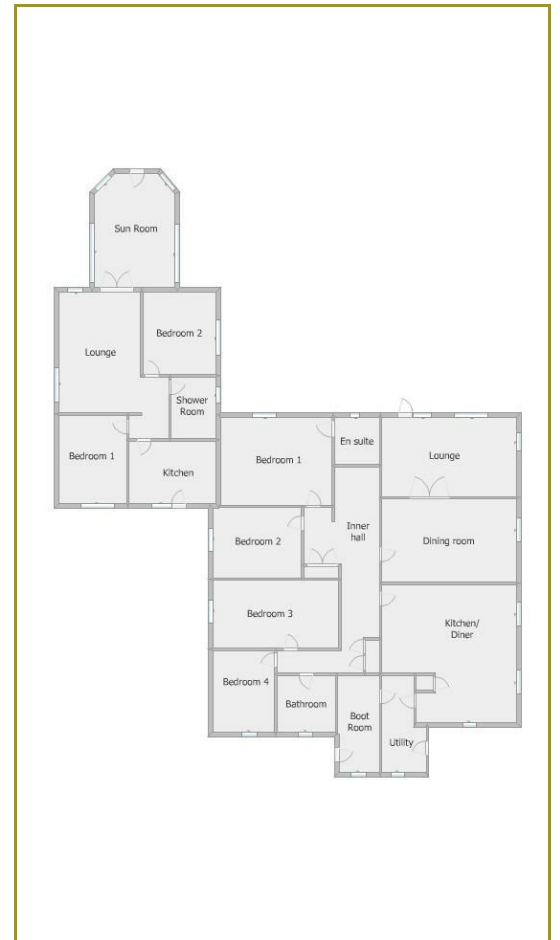
Paddock View - A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

