



Hawthorne House, South Duffield, YO8 6SZ

This four bed detached family home was built in 2021 and still has the feel of a new-build but with the benefit of open field views at the rear.

The rural village location is superb and the property benefits from air sourced heat pump central heating system, UPVC double glazing throughout, an integrated single garage, downstairs WC and utility, kitchen / diner and large lounge. The first floor comprises four good sized bedrooms, family bathroom and en suite to bedroom one.

EPC rating is C.
Council tax band D.

Call the agent to arrange a viewing today!

£385,000

- Family home
- Four bedrooms
- Built 2021
- Village location
- Integrated single garage
- Open field views to the rear
- Council tax D
- EPC rating C
- Air sourced heat pump
- Call to view today!

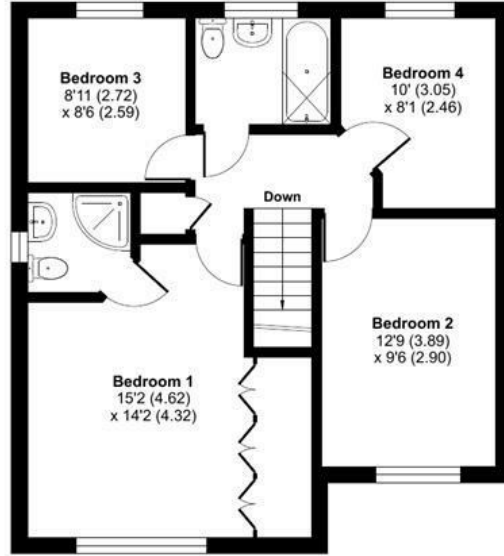
Hawthorne House, South Duffield, Selby, YO8

Approximate Area = 1101 sq ft / 102.2 sq m

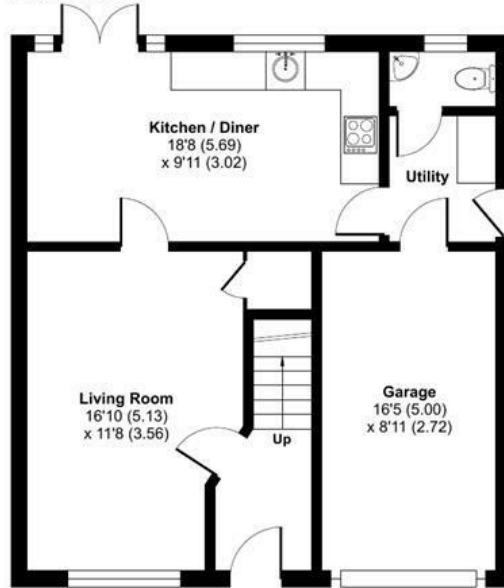
Garage = 149 sq ft / 13.8 sq m

Total = 1250 sq ft / 116 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Keith Taylor Estate Agents. REF: 1083323

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	