



Yew Tree House Water Lane Selby YO8 6QL

£345,000

FREEHOLD

Nestled in the charming village of Hemingbrough, between Howden and Selby, this delightful detached house offers a wonderful opportunity for those seeking a period property with character. Dating back to the 1800s, this three-bedroom home boasts a rich history and a unique charm that is hard to find in modern builds.

Internally the property briefly comprises; entrance, two reception rooms, kitchen, garden room and a utility together with 3 bedrooms and a bathroom. Externally there are gardens, a garage with part completed extension to the rear and two extremely useful outbuildings that adjoin the main house and could easily be converted into further living accommodation. The current owners have had new sash windows fitted to the front of the property together with a new entrance door and although the property is in need of some further internal updating, it presents a fantastic opportunity for buyers to put their own stamp on the home and create a space that truly reflects their style. With huge potential for improvement, you can transform this charming house into your dream home.

EPC:



- Period detached property • Popular village location • 3 bedrooms • 2 reception rooms • Period features

Entrance Hall

New front entrance door. Stairway leading to first floor. One central heating radiator.

Dining Room

Traditional painted fire surround. Original beamed ceiling. One central heating radiator.

Rear Entrance/ Utility Room

Rear access door. Beamed Ceiling. Plumbing for a washing machine.

Kitchen/Breakfast Room

Timber clad ceiling. One central heating radiator.

Sitting Room

Raised hearth with timber mantle housing a multi fuel burning stove. Timber clad ceiling. One central heating radiator. Open aspect into the lean to.

Lean to

Sliding patio doors leading out to the rear. One central heating radiator.

Landing

Loft access

Bathroom

Beige suite comprising a panelled bath with shower over, pedestal wash hand basin and low flush w.c. Majority tiled walls. Heated towel rail.

Bedroom One

To the front elevation. Fitted double cupboard housing the wall mounted gas boiler. One central heating radiator.

Bedroom Two

To the front elevation. One central heated radiator.

Bedroom Three

To the rear elevation. Walk in store room. Two central heating radiators.

Outside

To the rear of the property there is a fully enclosed garden with lawned and paved areas. Double timber gates give access to the driveaway and parking area.

Garage with adjoining Lean to

Garage/Workshop with extended adjoining lean to. Double timber access doors to the front and rear pedestrian door.

Store

Store

Open fronted store.

Log Store

Timber built log store



- New sash windows and front entrance door
- Off street parking and gardens
- Workshop/garage & stores
- Dates back to the 1800's
- In need of further internal updating but offers great potential



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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