



Station Cottages, Temple Hirst Selby YO8 8QL

welcome to

Station Cottages, Temple Hirst Selby

Charming two-bedroom home in Temple Hirst with no onward chain, featuring a log-burner lounge, spacious kitchen, large front garden, cosy rear patio seating enjoying open field views, and off-road parking on a two-car driveway, ideal for peaceful village living buyers.



Nestled in the picturesque village of Temple Hirst, this appealing two-bedroom home offers a blend of comfort, style, and rural charm, and is available with no onward chain, making it an attractive opportunity for buyers seeking a smooth purchase.

The property benefits from ample off-road parking via a two-car driveway. Inside, the welcoming lounge features a cosy log burner, creating a warm and inviting space ideal for relaxing evenings. The dining room is finished with wooden flooring and enjoys two large windows that allow plenty of natural light, making it well suited for both everyday meals and entertaining.

The generously sized kitchen is well equipped with a range cooker, tiled flooring, stylish wall and base units, and integrated appliances including a dishwasher and fridge-freezer, offering both practicality and style.

To the first floor, the landing is naturally illuminated by a skylight and finished with carpeted flooring. There are two double bedrooms, with the main bedroom benefiting from built-in wardrobes. The modern bathroom is fully tiled and fitted with a bath and overhead shower.

Outside, the property enjoys a large and spacious front garden, while to the rear there is a cosy patio seating area that takes full advantage of open field views, providing a peaceful and private setting.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Lounge

Dining Room

Kitchen

Landing

First Bedroom

Second Bedroom



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welcome to Station Cottages

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- Peaceful Village Location.

Tenure: Freehold EPC Rating: F
Council Tax Band: B

guide price
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL109000 - 0002

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