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# Walbut Close North Duffield, Selby YO8 5SY

Freehold  
Council Tax Band - F

- Located in The Popular Village Of North Duffield
- Generous Plot
- Large Double Garage
- Two Reception Rooms And Kitchen Diner
- Five Bedrooms, Two En-Suites
- Lovely Landscaped Garden
- Built In 2021 By Yorvik Homes
- EPC - B



TOTAL FLOOR AREA: 1782 sq. ft. (165.5 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas and to responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metropix c2028



Walbut Close  
North Duffield, Selby  
YO8 5SY

Offers In The Region Of  
£570,000

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Set within an exclusive and highly regarded development by Yorvik Homes, this impressive five-bedroom detached residence offers modern, spacious living in the ever-popular village of North Duffield. Built within the last five years, the property combines contemporary design with practical family living, all finished to an exceptional standard throughout.

Upon entering, you are welcomed into a thoughtfully designed interior that immediately conveys a sense of space and quality. The ground floor boasts a generous dual-aspect living room, flooded with natural light and providing an ideal setting for both relaxation and entertaining.

At the heart of the home lies a superb kitchen diner, beautifully appointed with ample workspace and room for family gatherings. This sociable area seamlessly flows into an additional living space, creating a versatile open-plan environment with bi-fold doors leading to a large patio area and rear garden, perfect for indoor-outdoor living. Further enhancing the ground floor is a separate dining room, ideal for more formal occasions, along with a well-equipped utility room. A conveniently located downstairs WC is complemented by useful built-in storage, enhancing everyday practicality.

Upstairs, the property continues to impress with five well-proportioned bedrooms, offering flexibility for growing families, guests or home working. The master bedroom comes with modern en-suite and built in sliding wardrobes, with matching dressing table and bedside draws. The two bedrooms to the front of the home, one with a stylish en-suite shower room, the other with built in wardrobes. While the remaining bedrooms are served by a spacious and elegantly presented family bathroom.

Externally, the home occupies a generous plot, featuring a beautifully landscaped garden front and rear that provides both privacy and an attractive outdoor retreat.

