

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



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Walbut Close
North Duffield, Selby
YO8 5SY

Offers In The Region Of
£570 000

 5  3

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.

