





CROSSHILLS CROSS HILLS LANE

SELBY, YO8 4RU

£400,000

FREEHOLD

Nestled in the tranquil surroundings of Cross Hills Lane this charming 3 bedroomed farmhouse offers a delightful blend of character, history and immense potential.

MONROE

SELLERS OF THE FINEST HOMES

CROSSHILLS CROSS HILLS LANE

• A Rare Opportunity • Three Bedroomed Detached Farmhouse • Situated Within a 1.6 Acre Plot • Appealing Investment Opportunity - Subject To Planning Permission • Two Separate Detached Garages • Conservatory • Private Driveway For Multiple Cars • Peaceful Semi Rural Location • Vacant Possession • Own Orchard





Built in 1926, this property spans an impressive 1,697 square feet and is set within a substantial plot of 1.6 acres, providing ample space for outdoor activities and gardening enthusiasts alike.

The kitchen forms the heart of this charming farmhouse, complemented by a versatile range of living spaces on the ground floor, ideal for both everyday family life and entertaining. A centrally positioned staircase provides a natural focal point and leads to the first floor, where three well-proportioned bedrooms are served by the family bathroom.

One of the standout features of this home is its private location, surrounded by established trees, shrubs, and a wide variety of plants, creating a serene and picturesque environment. The expansive grounds offer the potential for further development, subject to planning permission, allowing you to tailor the property to your specific needs.

Within its grounds the property has two garages and also offers ample driveway parking.

Whether you are looking for a peaceful retreat or a family home with room to grow, this farmhouse on Cross Hills Lane presents a unique opportunity to embrace country living while remaining close to local amenities.

ENVIRONS

A number of supermarkets are available locally, including Morrisons, Sainsbury's and Tesco Superstore. Selby railway station is approximately 1.6 km away, providing an important rail connection for commuters and residents.

Local bus services are available, with stops on Flaxley Road and Charles Street within roughly 400–500 metres of the postcode.

Selby Community Primary School is located nearby on Flaxley Road. Selby Abbey Church of England Primary School is another local primary option.

Selby High School is situated on Leeds Road and serves secondary-age pupils. Selby High School Brayton Academy is also accessible within the wider Selby area and is noted as an established secondary school. For recreation and green space, Selby Park provides open space and leisure opportunities within the town. Selby Park

REASONS TO BUY

- A Rare Opportunity
- Three Bedroomed Detached Farmhouse
- Situated Within a 1.6 Acre Plot
- Appealing Investment Opportunity Subject To Planning Permission
- Two Separate Detached Garages
- Conservatory
- Private Driveway for Multiple Cars
- Peaceful semi rural location

- Vacant Possession

SERVICES
We are advised that the property has oil heating, mains water and a septic tank.

LOCAL AUTHORITY
Selby

TENURE
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS
Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

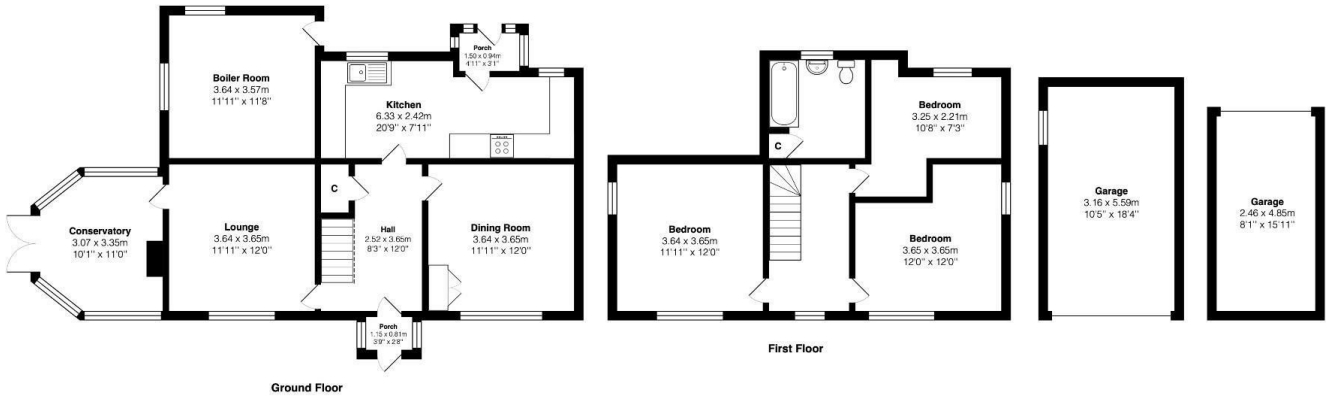
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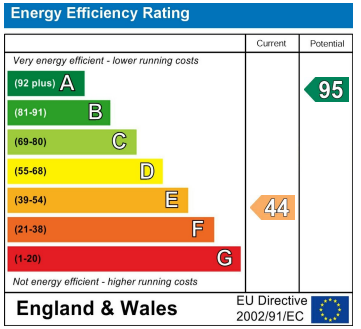




Total Area: 157.6 m² ... 1697 ft²

All measurements are approximate and for display purposes only





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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