



Field Lane, Wistow, YO8 3XD
Guide Price £325,000



- Three Bedroomed Detached House On Corner Plot
- 102 Sq. M/ 1106 Sq. Ft
- South West Facing Rear Garden.
- Garage And Driveway Parking
- Oil Central Heating System. Mains Electricity
- Mains Water Supply. Mains Drainage
- Freehold
- Brick Built Construction
- EPC Rating 'E' (54)
- Council Tax Band 'D'



Welcome to this utterly charming three bedroom detached family home, boasting modern living, corner plot with modern amenities. Nestled within this most sought after Village with easy transport links to York and Selby. As you step inside, you are greeted by a warm and inviting atmosphere that immediately makes you feel right at home.

As you enter the property through the front door you turn right into the spacious living room. A large window to the front overlooks the field views beyond and feature fireplace for cosy nights in. The living room leads through double doors into the separate dining room with space for dining table perfect for formal mealtimes. There are French doors leading out into the rear garden from the dining room.

The attractive fitted kitchen in attractive and smart white is not only stylish but practical too. Integrated appliances include oven and hob with space for fridge/freezer and dishwasher. There is a separate utility room with sink and space for washing machine and tumble drier as well as doors leading into the garage and outside to the rear.

Upstairs are the three bedrooms, two of which are good sized doubles the master offering a walk in shower room en-suite. The third bedroom is perfect for a child's bedroom or office.

The modern and stylish bathroom has been finished with shower over bath, toilet and hand basin.

The south-west facing rear features patio seating and lawned areas as well as attractive mature borders perfect for those with green fingers.

Don't miss the opportunity to make this delightful family home your own - arrange a viewing today.

Property Information Disclaimer

- Planning permission refused and appeal dismissed for field opposite this property – proposed were 9 new homes – ref: ZG2025/0880/PIP
- Heating system last serviced October 2025

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







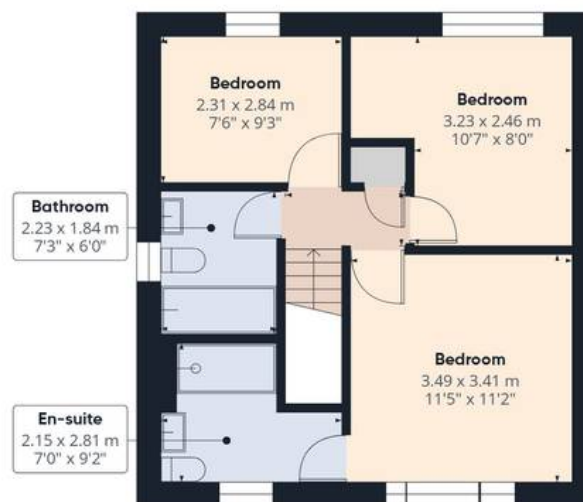


Ground Floor

Approximate total area⁽¹⁾

102.8 m²

1106 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





JP Harll

J P Harll Estate Agents, 24 Finkle Street – YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

