



Oak Road, North Duffield Selby YO8 5TN



welcome to

Oak Road, North Duffield Selby

This detached family home on Oak Road in North Duffield offers a corner plot with open field views, a spacious driveway, a cosy lounge with an open fireplace, bright conservatory, large kitchen with utility room, four bedrooms including an ensuite main, solar panels and a private rear garden.



This beautifully presented detached family home on Oak Road in North Duffield sits on a generous corner plot with lovely open field views to the front. A large driveway offers ample parking, and a pathway leads to the porch and entrance hall. At the front is a separate dining room, while the lounge offers a cosy feel with a open fire, carpet flooring and sliding doors into the spacious, light-filled conservatory with underfloor heating, which opens onto the rear garden.

The kitchen is an excellent size with wall and base units, space for appliances, plumbing for a dishwasher and washing machine and room for a dining table. It leads through to a useful utility room with further storage and garden access. A downstairs WC completes the ground floor.

Upstairs are four bedrooms, one currently used as a study. The main bedroom benefits from an ensuite, and the family bathroom includes a shower cubicle. Additional features include solar panels and a private rear garden.

Entrance Porch

Entrance Hall

Downstairs W/C

Lounge

Dining Room

Kitchen

Utility Room

Conservatory

Landing

First Bedroom

Ensuite

Second Bedroom

Loft

Third Bedroom

Fourth Bedroom/Study

Bathroom

Front Garden

Garage

Rear Garden

Special Features



view this property online williamhbrown.co.uk/Property/SEL108930



welcome to

Oak Road

- Detached Family Home.
- Four Bedrooms.
- Double Garage & Driveway.
- Utility Room.
- Stunning Conservatory.

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL108930



Property Ref:
SEL108930 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk