



ROB LETTS

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Delemere, Kexby

Guide Price £450,000

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Delemere is a beautifully maintained four-bedroom detached family home, set on Old Hall Lane in the village of Kexby, offering generous space, immediate comfort, and exciting future potential.

The property has been immaculately cared for throughout and is ready to move into, while still giving the next owner the chance to modernise and add their own style over time. The ground floor includes a spacious entrance hall, a full-depth lounge with bay window, open fireplace, and French doors to the garden, a separate snug or home office, dining room, practical kitchen, utility room, and downstairs WC.

Upstairs, a galleried landing leads to four genuine double bedrooms, including a principal bedroom with fitted wardrobes, field views, and a private ensuite. There is also a well-presented family bathroom.

Outside, the home offers a long driveway, detached double garage, and a private south-facing rear garden with patio, lawn, planting, and greenhouse. The setting is equally appealing, with field views, countryside walks from the doorstep, routes towards Elvington, and nearby access to the Minster Way.

Spacious, well cared for, and full of possibility, Delemere is a superb family home near York.

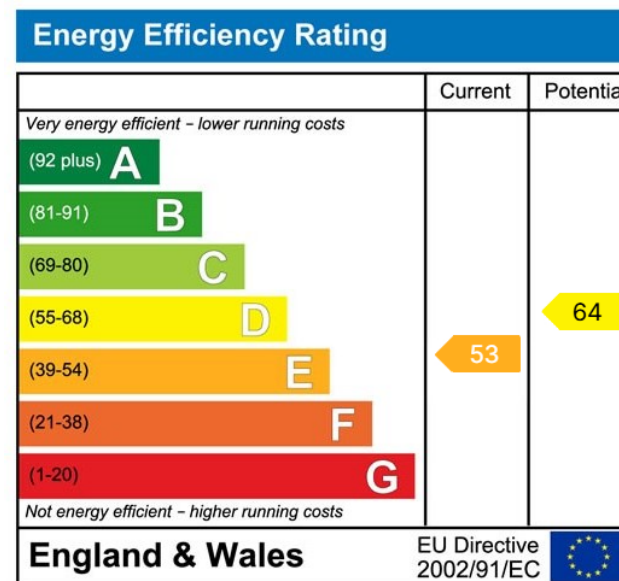




Total floor area: 206.1 sq.m. (2,218 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Immaculately maintained 4-bedroom detached home
- Entrance hall with staircase rising to a galleried landing.
- Generous proportions throughout
- Private south-facing rear garden
- Field views and countryside walks from the doorstep
- Four Double Bedrooms
- Separate snug/home office, ideal for modern family living.
- Potential to modernise and reconfigure the rear layout
- Long driveway & detached double garage
- When enquiring about this property, please quote RL0918



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