



Main Street, West Haddlesey, YO8 8QA
£375,000



- Three Bedroomed Detached Family Home
- South West Facing Rear Garden
- Access Via Private Road With Parking And Outbuildings
- 94 Sq. M/ 1011 Sq. Ft
- Mains Electricity. LPG Gas Central Heating
- Main Water Supply. Sewerage Treatment Plant
- FREEHOLD
- Brick Built Construction
- EPC Rating 'F' (31)
- Council Tax Band 'D'



We are pleased to offer this unique traditional Victorian three bed detached lock house oozing with charm and in a picturesque setting. With canal boats sailing by and the gentle sound of water who could resist this one?

Set down a private, gated access road this property offers peace and tranquillity away from the hustle and bustle but is within a 15/20 minute drive to Selby for local amenities.

Entering the property via the porch and into the kitchen which is well equipped to cope with modern life whilst retaining features and essence of the history of the house. With some freestanding worksurfaces and wall mounted cupboards there is plenty of preparation and storage room. From the kitchen you can access the boiler room/cloak room and ground floor shower room with toilet and sink.

The lounge is a generous space with feature fireplace, windows two sides and access via double doors into the conservatory which leads out into the rear garden and provides further space for a growing family.

The stairs lead up to the first floor accommodation which comprises large main bedroom with dual aspect windows to take in the surrounding views. The second and third bedrooms are also doubles and all offer attractive vistas. There is also a separate toilet for convenience on the first floor.

Externally the property boasts attractive garden to the rear, plenty of parking at the front as well as an ancillary chalet/cabin and another chalet/cabin which provides a plethora of storage space.

If you are looking for an individual property with river and lock views, no neighbours and privacy this one will tick a lot of boxes for you. Call to arrange your viewing now!

Agents Note:

- There are no mooring rights and no possibility of them being granted
- Property has right of access over driveway which owner (Canal and River Trust) maintain subject to a contribution from the owner of Lock House
- Boiler replaced in 2018 and last serviced in December 2025
- Sewerage system upgraded to Falcon F6 in 2014 and last serviced in March 2025
- The cabins are situated on the plot via the Caravan Act. There is no planning permission granted.
- Since the last May Bank Holiday, Police have issued a Dispersal Order and have been patrolling the lock area regularly and have been effective keeping the lock area free on nuisance behaviour.

Property Information Disclaimer

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.

n 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.

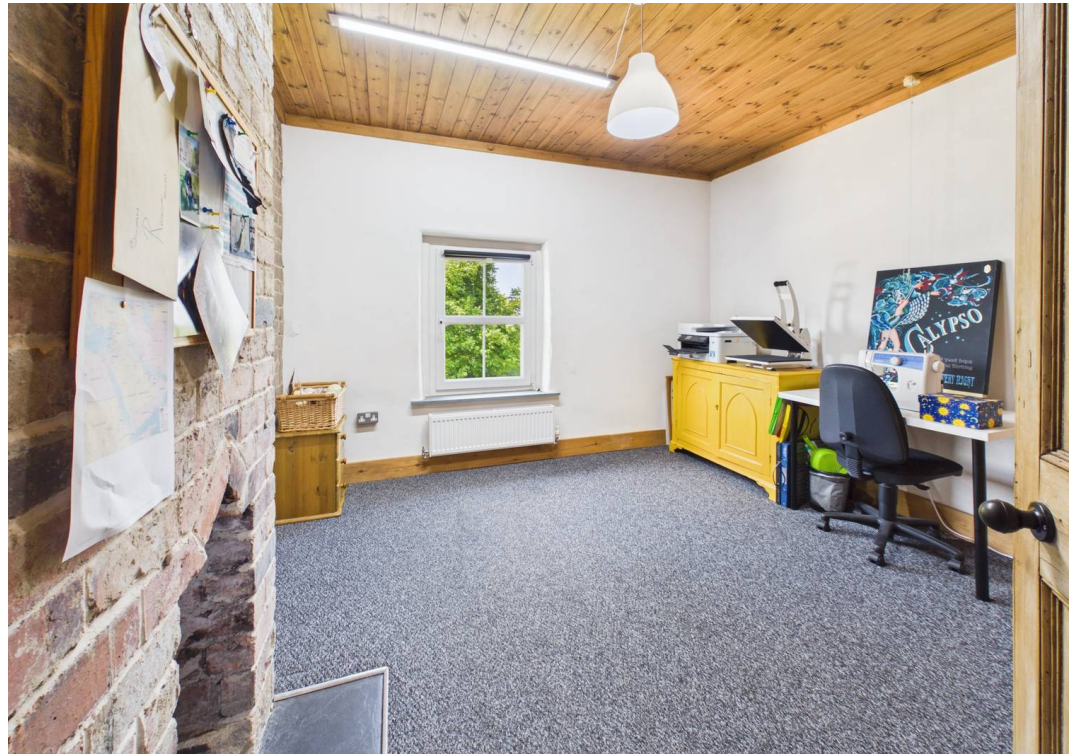
Should you require a mortgage to purchase a property, JP Harll have in-house, whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments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

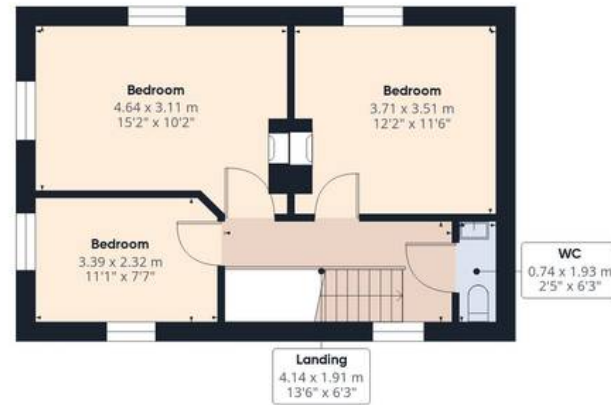








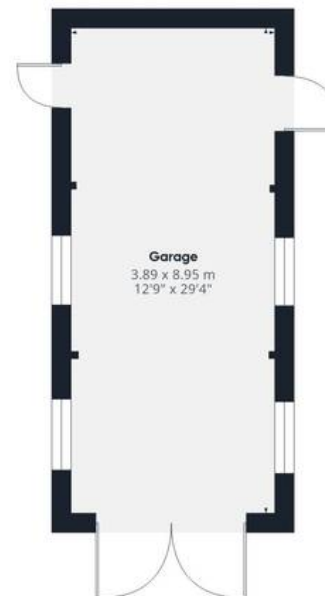
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

170 m²

1829 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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