



Chimneys Roe Lane Birkin

£1,700 Per Month

Stephensons
estate agents & chartered surveyors

S

Est. 1871

Roe Lane,
WF11 9LR

£1,700 Per Month

A delightful individual detached house situated in a pleasant village convenient for Selby and the A1/M62 motorway network.

An impressive four-bedroom detached home offering generous living accommodation, excellent family space and a large garden.

From the welcoming entrance hall, the home flows into a substantial through lounge (please note the stove is for decorative purposes only and is not to be used), creating a warm and inviting main living space. A separate dining room provides an ideal setting for entertaining, while the dedicated study offers a quiet space for working from home.

The good-sized kitchen/breakfast room forms the heart of the home and is complemented by a practical utility room.

There's a ground floor wc off the hallway.

Upstairs, a striking galleried landing leads to four bedrooms. The principal bedroom benefits from fitted furniture, with three further bedrooms providing excellent flexibility. The family bathroom/WC includes a separate shower cubicle.

Outside, the property enjoys a large garden, while the double



Services/Utilities: Electricity and Water are understood to be connected, there is septic tank drainage
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: 61 (D)
Council Tax: North Yorkshire Council Band E

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the agent - Stephenson's Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



garage provides parking and/or valuable storage.

A spacious and versatile family home combining generous accommodation, practical features and excellent outdoor space.

Viewing is highly recommended.

Partners:

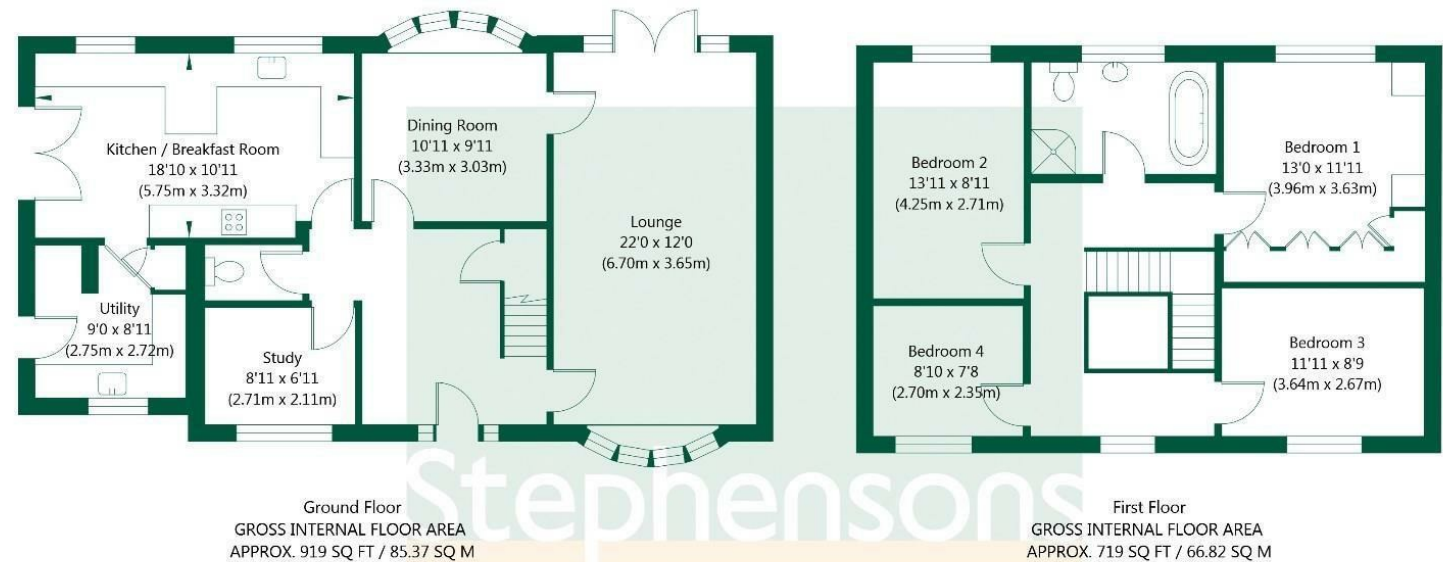
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1638 SQ FT / 152.19 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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