

Chancery Court, Gateforth, Selby

Offers Over £675,000

Stephensons
estate agents & chartered surveyors

Chancery Court, Selby YO8 9FA

Est. 1871

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Built in 2015 by respected local builders W A Hare & Son, this impressive four-bedroom detached home offers thoughtfully arranged and generously proportioned accommodation, combining traditional craftsmanship with practical modern family living in the sought-after village of Gateforth.

You are welcomed into a spacious entrance hallway, providing access to the principal ground floor accommodation, with stairs rising to the first floor. Leading off to the left is the generously proportioned lounge, where a large window to the front elevation allows an abundance of natural light to fill the room. A particular highlight is the attractive fireplace housing a wood-burning stove, creating a warm and inviting focal point.





To the rear of the property is the impressive open-plan kitchen, dining and living space, offering a wonderful setting for both everyday family life and entertaining. The kitchen is fitted with bespoke cream-coloured cabinetry, complemented by granite style laminate worktops and a comprehensive range of Neff integrated appliances, including a dishwasher, full length fridge, twin oven and induction hob. The sink is ideally positioned beneath a window overlooking the delightful rear garden, whilst a central island provides additional preparation space and useful storage. There is ample room for both dining and relaxed living, with French doors opening directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces. Conveniently positioned just off the kitchen is a separate utility

Tenure: Freehold
Services/Utilities: Oil Heating, Mains Drainage, Mains Electricity and Water are understood to be connected
Broadband Coverage: Full Fibre up to 1000* Mbps download speed
EPC Rating: 79 (C)
Council Tax: North Yorkshire Council Band G
Current Planning Permission: No current valid planning permissions
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 selling agent – Stephensons Estate Agents – 01757 706707

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











room, providing space and plumbing for laundry appliances alongside an additional sink.

Further enhancing the versatility of the ground floor is a dedicated dining room, positioned to the front of the property, which could equally serve as a playroom or additional reception space. A separate study provides the perfect environment for home working, whilst a useful cloakroom, fitted with a WC and wash hand basin, completes the ground floor accommodation.

To the first floor, a spacious landing provides access to four well-proportioned double bedrooms and the house bathroom. The principal bedroom is particularly impressive, positioned to the rear of the property and enjoying pleasant views over the garden. A dedicated dressing area, complete with fitted wardrobes, leads through to a private en suite shower room, fitted with a walk-in shower, pedestal wash hand basin, heated towel rail and WC. A further standout feature of this bedroom is the set of French doors opening onto a delightful balcony, providing an attractive spot to relax and enjoy the outlook over the rear garden.

Bedroom two is another generous double room, located to the front of the property and benefiting from fitted wardrobes and its own en suite shower room, comprising a walk-in shower, pedestal wash hand basin, heated towel rail and WC. Bedrooms three and four are both excellent-sized double bedrooms and are served by the well-appointed house bathroom, which comprises a fitted bath with shower over, wall-hung wash hand basin and WC.

Externally, the property continues to impress. To the front is a well-maintained garden, predominantly laid to lawn, with a paved pathway leading to the main entrance door. To the side, a generous driveway provides ample off-road parking for multiple vehicles and leads to a detached double garage, with electric roller door to the front and a separate pedestrian access door to the side.

The south facing rear garden is undoubtedly a particular











highlight of this wonderful home. Beautifully arranged, the garden is predominantly laid to lawn, complemented by a paved patio area which provides the perfect setting for outdoor dining, entertaining or simply relaxing and enjoying the surroundings. An attractive outdoor space that offers plenty of room for all the family to enjoy.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.





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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1179 SQ FT / 109.53 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1145 SQ FT / 106.39 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2324 SQ FT / 215.92 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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