



**Holme View, Selby YO8 3AG**

*welcome to*

**Holme View, Selby**

A Spacious Five-Bedroom Detached Home with Field Views and South-Facing Garden



The welcoming entrance hall immediately sets the tone, filled with natural light and complemented by a practical storage cupboard. Positioned at the front of the property, the versatile study features carpeted flooring and is perfectly suited as a home office, reading room, or potential ground-floor bedroom. A well-appointed downstairs bathroom further enhances everyday convenience.

The main lounge provides a warm and inviting retreat, benefiting from uninterrupted countryside views that create a calm and relaxing atmosphere. At the heart of the home lies a modern, well-equipped kitchen, complete with an attractive range of wall and base units, integrated appliances, and a gas hob—designed to combine style with functionality.

To the first floor, the property offers five well-sized bedrooms, including three generous doubles. The principal bedroom enjoys the added benefit of a private ensuite, providing comfort and a sense of separation from the rest of the household.

Outside, the property continues to impress. A private driveway offers off-road parking for up to four vehicles, alongside a single garage. The south-facing rear garden is a standout feature—ideal for outdoor dining, entertaining guests, or simply enjoying the sun throughout the day.

Combining spacious, flexible accommodation with a highly desirable setting, this attractive family home represents a fantastic opportunity for buyers.

## Entrance Hall

## Study Room

10' 11" x 8' 8" ( 3.33m x 2.64m )

## Downstairs W/C

## Lounge

16' 6" x 10' 10" ( 5.03m x 3.30m )

## Kitchen / Diner

26' 3" x 12' 4" ( 8.00m x 3.76m )

## Landing

## First Bedroom

14' 7" x 11' 11" ( 4.45m x 3.63m )

## En-Suite

## Second Bedroom

14' 10" x 9' 7" ( 4.52m x 2.92m )

## Third Bedroom

12' 5" x 8' 3" ( 3.78m x 2.51m )

## Fourth Bedroom

9' 9" x 9' 1" ( 2.97m x 2.77m )

## Fifth Bedroom

9' 3" x 7' 9" ( 2.82m x 2.36m )

## Bathroom

## Rear Garden

## Parking

## Garage



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## welcome to Holme View

- GUIDE PRICE £425,000 - £450,000
- Detached Five Bedroom Family Home
- Desirable Location with Open Field Views
- Versatile Living Accommodation
- South-Facing Rear Garden & Excellent Parking

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price  
**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108954 - 0003

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