



Woodland Glade, Selby

In Excess of £340,000





11 Woodland Glade

Selby

- Five Bedroomed Detached House
- Garage Conversion - Large Pantry & Playroom/Study
- Air Source Heat Pump. Solar Panels
- North Facing Rear Landscaped Garden
- Mains Water Supply. Mains Drainage
- Internet: FTTC. Mobile: 5G
- Construction 'Brick Built'
- Council Tax Band 'D'
- EPC Rating 'B'



Step through the front door and into a generous entrance hall, where crisp white décor and contrasting tiled flooring create a bright and welcoming first impression. The staircase rises to the first floor, with useful storage incorporated beneath, while doors lead through to the ground-floor accommodation.

The first door on the left takes you into the lounge. A large room which has space for the whole family to sit together.

The Play room is a wonderfully versatile space, its generous proportions and wide window with fitted blinds would work equally well as a comfortable sitting room, snug or home office. This room was originally part of the integral garage, which has since been changed. Behind this room is a large practical Pantry/Storage Room which hosts the cylinder and the control system for the air source central heating system.

At the heart of the house is the spacious kitchen and dining room. Contemporary Shaker-style cabinetry is paired with generous work surfaces, integrated appliances and a colourful floral feature wall that gives the room plenty of personality. There is ample space for a family dining table, while glazed doors open towards the garden, making this a naturally sociable part of the home.

A separate utility area provides additional storage, worktop space and provision for laundry appliances. A ground-floor cloakroom completes the downstairs accommodation.

Head back to the hallway and upstairs, where the principal bedroom is particularly generous, with a striking deep-blue feature wall and extensive mirrored wardrobes. The ensuite shower room offers a private space to bathe. The remaining four bedrooms offer excellent flexibility for family and friends to stay over, with the current owners making use of some of these rooms for home working and hobbies.

The family bathroom combines everyday practicality with a little individuality, featuring a bath with shower over, contemporary textured tiling and a striking woodland feature wall.

Outside, the garden has a character all of its own. Mature trees and established planting create a wonderfully green backdrop, while a large covered timber entertaining area sits over extensive decking. With plenty of room for outdoor seating and festoon lighting beneath the canopy, it is easy to imagine summer evenings spent here with family and friends. There is also a large wooden greenhouse/store.

To the front, a driveway provides off-road parking with Electric charging point, while solar panels are fitted to the roof.

A home that offers more than its frontage might first suggest – with flexible living space, plenty of practical storage and a garden designed to be enjoyed.

Please Note:

- the central heating was installed January 2025 and was last serviced in February 2026.
- The Air source Heat Pump was installed at the beginning of 2025.
- The Solar Panels were installed mid 2025
- There are 2× 5kWh Enphase Batteries
- The EV Charger was installed at the end of 2024. A Hypervolt: Home 3 Pro car charging point is situated at the front of the house.
- The loft space was professionally boarded with a new hatch and wooden drop down ladder installed in 2020
- The garage was converted in 2025. Planning Permission was granted and a Building Control Certificate was obtained.
- This property has an NHBC Certificate which expires in October 2029
- There is a covenant to stipulate no caravans on the drive

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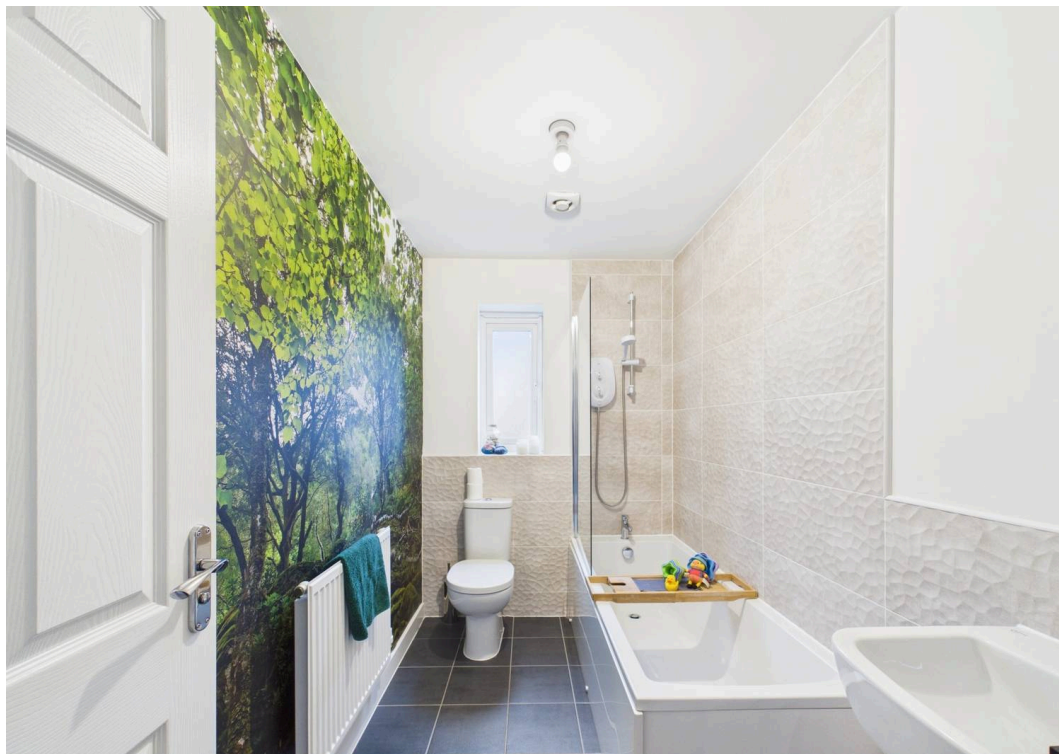
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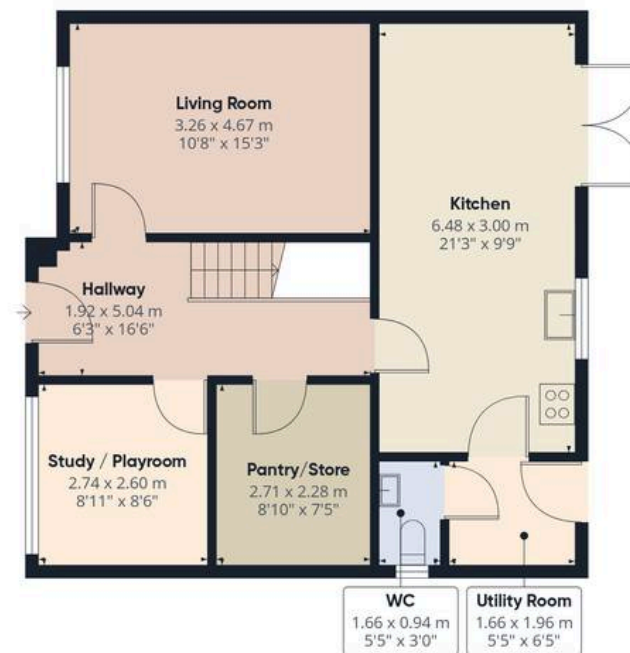
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Should you wish to arrange a viewing, please contact us on 01757 709955









Ground Floor

Approximate total area⁽¹⁾

125.5 m²

1352 ft²



Floor 1



(1) Excluding balconies and terraces

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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