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**HIRST ROAD**

**CHAPEL HADDLESEY  
SELBY  
YO8 8QQ**

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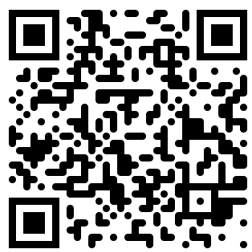
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# HIRST ROAD, CHAPEL HADDLESEY, SELBY



Tucked away in the sought-after village of Chapel Haddlesey, this substantial four-bedroom detached home offers an excellent opportunity for buyers looking for space, privacy and long-term potential.

Having been owned by the same family for over 35 years, the property has been well cared for and now presents a fantastic chance to personalise and make your own.

Set on a generous plot, the accommodation is both spacious and versatile. The ground floor includes a welcoming sitting room, separate dining room, a bright conservatory and a well-proportioned kitchen, along with a utility room, cloakroom and useful storage throughout. Upstairs, there are four good-sized bedrooms and a family bathroom fitted with both a bath and separate shower, ideal for modern family living.

From a buyer's perspective, the property is ready to move into, with areas such as the kitchen and bathroom being perfectly functional but offering scope for cosmetic updating over time to suit individual tastes.

Externally, the property really comes into its own. The mature gardens are a real highlight, offering a high degree of privacy with established trees, shrubs and planting creating a peaceful setting. There is ample off-street parking along with a detached double garage, perfect for storage, workshop space or future conversion (subject to any necessary consents).

To the rear, a rare and standout feature is the direct access to the River Aire. Whether it's fishing, relaxing by the water or even the potential for mooring, it adds something genuinely unique that's hard to find locally.

The property benefits from mains electricity and Economy 7 storage heating, and is ideally positioned for commuting with the M62 just a short drive away, providing excellent access to Leeds, Hull and surrounding areas.

A home with genuine potential, a strong plot and a standout waterside setting.

- Substantial four-bedroom detached home in sought-after Chapel Haddlesey
- Generous plot with mature, private gardens
- Direct access to the River Aire – rare waterside setting
- Spacious and versatile layout ideal for family living
- Sitting room, separate dining room and bright conservatory
- Well-proportioned kitchen with separate utility room
- Ground floor cloakroom and excellent storage throughout
- Four well-sized bedrooms with family bathroom (bath and separate shower)
- Detached double garage and ample off-street parking







**TOTAL FLOOR AREA Excluding Garage**  
**128sq.m. (1377sq.ft.) approx.**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan

# LOCAL AMENITIES

Chapel Haddlesey is a picturesque village nestled in the heart of North Yorkshire, offering the perfect balance of rural charm and modern convenience. Known for its welcoming community and peaceful surroundings, the village boasts a strong sense of local pride, with friendly neighbours and a thriving village spirit.

Families and professionals alike are drawn to the area for its excellent commuter links — with the M62 motorway just minutes away, providing quick and easy access to key destinations such as Leeds, Hull, and Manchester.

Whether you're heading into the city for work or exploring the stunning Yorkshire countryside, Chapel Haddlesey offers an unbeatable location that blends countryside living with superb connectivity.

**Early enquiry is highly recommended.**

## PUBLIC TRANSPORT



NUMBER 496



Selby

4.46 miles

Links To York, Leeds, Hull

London Kings Cross (2h 7m)

## SCHOOLS



Chapel Haddlesey COE Primary (Good)

Carlton Primary (Good)

Snaith Primary (Outstanding)

The Snaith School Secondary (Good)

BRAYTON ACADEMY (Outstanding)

## MAJOR ROADS



A19

0.1m

M62

J34

2.78m

M18

J7

6.77m

TENURE TYPE: **FREEHOLD**

SEPTIC TANK

ECONOMY 7 HEATING

COUNCIL TAX BAND: **E**

EPC **E**

LOCAL AUTHORITY:

**North Yorkshire**



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THE ONE?



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# #Imoved **With** Simon

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