



Garthends Lane, Hemingbrough, YO8 6QW

In Excess of £300,000





- Immaculate Three Bed Detached House
- Secure East Facing Rear Garden
- Driveway Parking And Garage (With Power And Lighting)
- 73 Sq. M/ 793 Sq. Ft.
- Mains Water. Mains Drainage
- Mains Gas Central Heating. Mains Electricity
- FREEHOLD
- Brick Built Construction
- EPC Rating 'D' (60)
- Council Tax Band 'C'



Situated in the highly sought-after village of Hemingbrough, conveniently located between Selby and Howden, this beautifully presented three-bedroom detached home offers stylish, move-in-ready accommodation ideal for modern family living. The village benefits from a range of local amenities including shops, eateries, a primary school and excellent transport links to York, Selby and the surrounding areas.

Upon entering, a bright and welcoming entrance hall provides useful storage space and access to a convenient ground floor W.C. The separate living room is positioned at the front of the property and enjoys a large window that fills the room with natural light, creating a comfortable and inviting space to relax.

To the rear of the property is the impressive open-plan dining kitchen, undoubtedly the heart of the home. The contemporary kitchen offers an excellent range of wall and base units complemented by stylish work surfaces and integrated cooking appliances, while providing ample space for food preparation and everyday living. The dining area enjoys views over the rear garden and benefits from French doors opening directly onto the outdoor entertaining space, seamlessly connecting indoor and outdoor living.

The first floor comprises three well-proportioned bedrooms and a modern family bathroom. The generous principal bedroom is located to the front of the property, whilst the second bedroom overlooks the rear garden and offers excellent storage potential. The third bedroom is a versatile room, ideal as a child's bedroom, nursery, home office or guest room. Completing the accommodation is a contemporary bathroom fitted with a bath and shower over, wash basin and WC.

Externally, the property continues to impress with ample off-street parking to the front, a driveway leading to the detached garage, and an attractive east-facing rear garden. Designed for ease of maintenance, the garden is predominantly laid to lawn with gravelled areas and provides a secure and private space for relaxing, entertaining and family enjoyment. The detached brick-built garage benefits from power and lighting, while side access further enhances the practicality of the outdoor space.

This immaculate detached home combines modern styling, spacious accommodation and a desirable village location, making it an excellent opportunity for buyers seeking a property that is ready to move straight into.

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- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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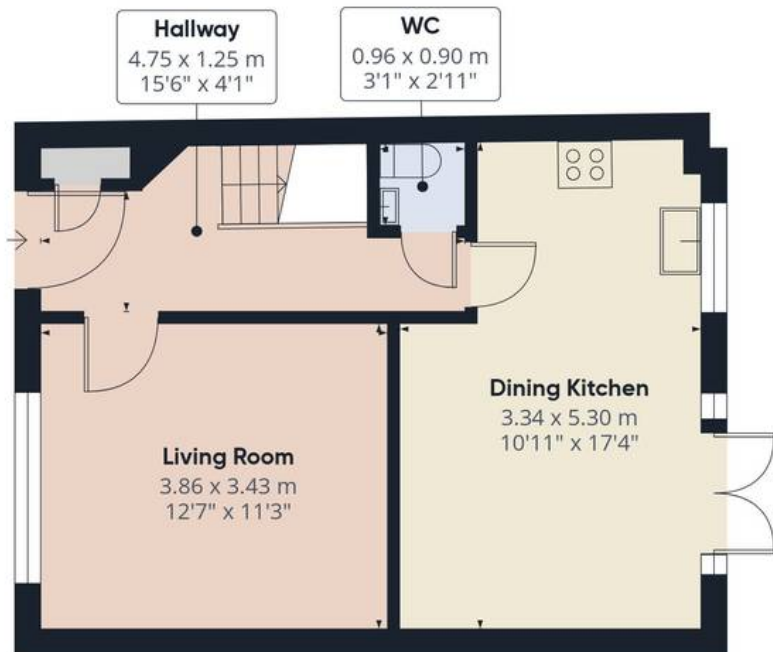
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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

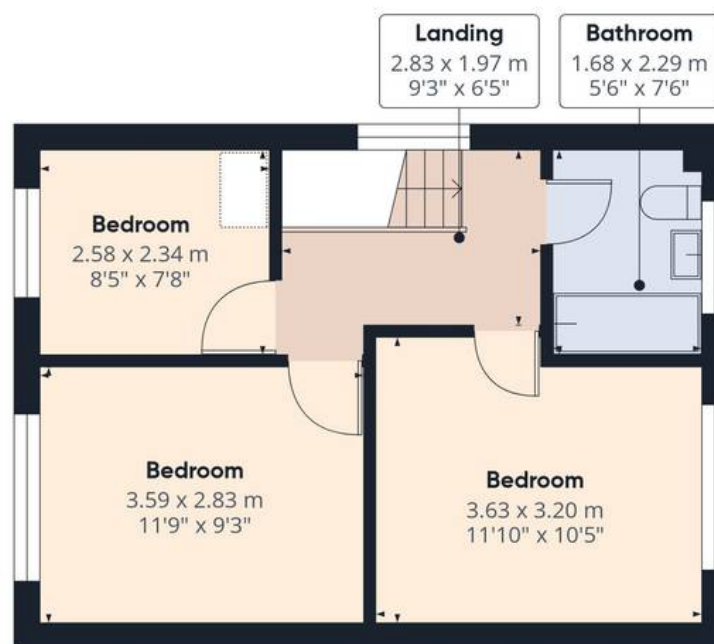








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

87.3 m²

939 ft²

(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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JP Harll

J P Harll Estate Agents, 24 Finkle Street – YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

