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LOWMOOR ROAD, CLIFFE COMMON, SELBY



A Characterful Country Home with Style, Space and Superb Connectivity

Set within the peaceful rural hamlet of Cliffe Common, Reden Hall is a beautifully presented detached home that effortlessly blends countryside charm with contemporary living. Surrounded by open countryside yet superbly positioned for commuting, the property offers a rare opportunity to enjoy rural living while remaining well connected to York, Selby and the wider Yorkshire region.

Approached via a sweeping gravel driveway with ample parking and a detached double garage with solar panels, the home immediately impresses with its attractive brick façade and mature surroundings. Inside, the property reveals a thoughtfully designed interior with a wonderful sense of warmth and character throughout.

At the heart of the home is a stunning open-plan living and dining space, where rich tones, elegant décor and natural light create a welcoming environment perfect for both everyday family life and entertaining guests. A feature fireplace with log-burning stove adds character and comfort, while the adjoining dining area provides the perfect setting for gatherings with friends and family.

The kitchen offers a practical yet stylish space with generous work surfaces and storage, complemented by a useful utility room providing additional functionality for busy households.

- Being Sold by iMoved Secure Sale (BUY IT NOW Option Available) – Reservation Fee Applies
- Stylish Country Living – Beautiful 4 Bedroom Detached Home with Entertaining Space, Double Garage & Gardens
- Stunning open-plan living and dining spaces ideal for entertaining and family life
- Characterful log-burning stoves - both HETAS registered
- Stylish kitchen with a separate utility room for practical day-to-day living
- Versatile snug and unique bar/entertaining area perfect for relaxing or hosting guests
- Four well-proportioned bedrooms including a spacious principal bedroom
- Detached double garage with solar panels and extensive gravel driveway providing ample parking
- Excellent commuter access to York, Selby and wider Yorkshire via road and rail links



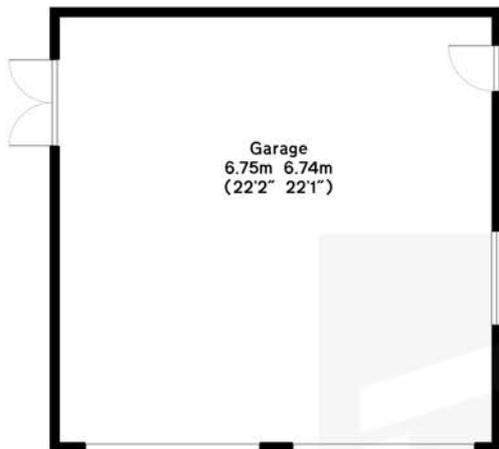




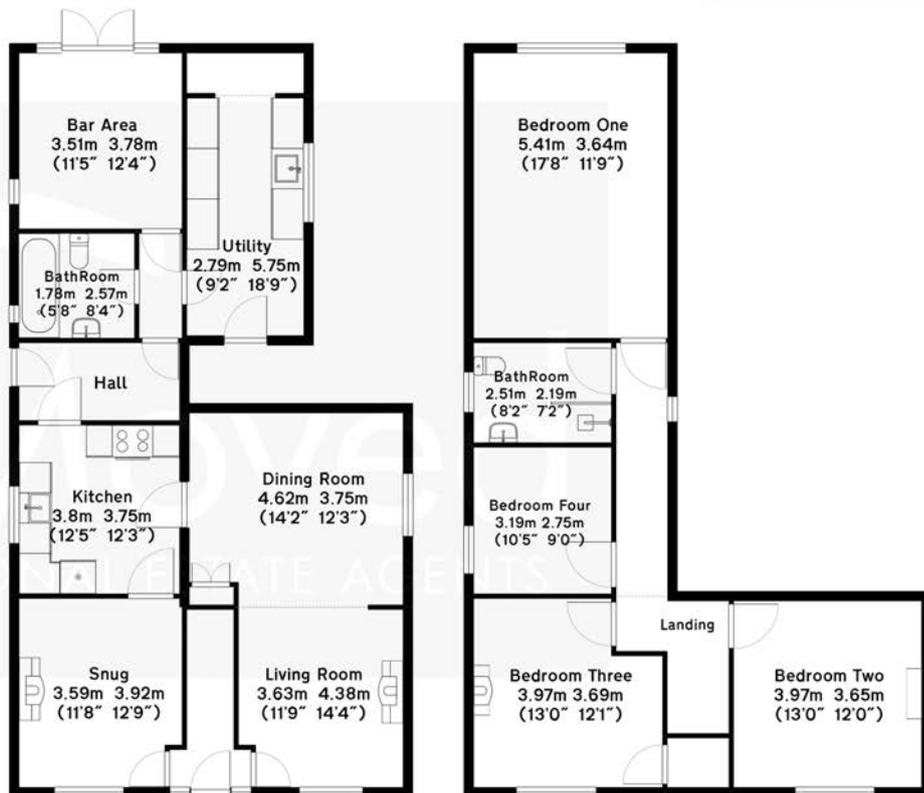








**TOTAL FLOOR AREA
Exc Garage
184 sq.m.
(1981 sq.ft.) approx.**



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. COPYRIGHT IMOVED LTD

A delightful snug provides a cosy retreat, ideal for relaxing evenings, while the home also benefits from a unique and versatile bar and entertaining area, creating an exceptional social space rarely found in properties of this style.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including a generous principal bedroom with pleasant outlooks over the surrounding countryside. The remaining bedrooms offer flexible accommodation suitable for family living, guest rooms or home working, supported by well-appointed bathroom facilities.

Outside

The grounds surrounding Reden Hall enhance the property's rural appeal. Mature planting, garden areas and open outlooks provide a wonderful sense of privacy and tranquillity. The generous driveway and detached garage offer excellent parking and storage, while the outdoor spaces provide the perfect backdrop for enjoying the peaceful North Yorkshire setting.

Location

Cliffe Common is a small rural hamlet ideally positioned for those seeking countryside living with convenient access to nearby towns and cities.

The property benefits from excellent commuter links, with Selby and York both within easy reach, offering mainline rail connections and a wide range of shopping, leisure and dining facilities. The nearby road network also provides convenient access to Leeds, the A19 and the wider motorway network.

This enviable location combines the calm of rural surroundings with the practicality of strong transport connections.

PUBLIC TRANSPORT



Service 1 (East Yorkshire): Runs between Pocklington/ Holme on Spalding Moor and Selby.

Service 4A Operates Monday to Friday (not bank holidays), running between Hemingbrough, Cliffe, Osgodby, & Selby.



Selby	3.17 miles
Howden	5.78 miles
York	9.2 miles

SCHOOLS



Cliffe Voluntary Cont Primary School	1.24 Miles
Barlby Community Primary School	2.17 Miles
North Duffield Primary School	2.17 Miles
Barlby High School (Secondary)	2.05 Miles
Selby High School (Secondary)	3.8 Miles

MAJOR ROADS



A19 (2.2 miles)
A63 (1.3 miles)
M62 J37 (9.2 miles)

TENURE TYPE: FREEHOLD

COUNCIL TAX BAND: D EPC AWAITING EPC

LOCAL AUTHORITY: Selby / North Yorkshire



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