



**Back Lane, North Duffield, YO8 5RJ**

- No Onward Chain
- A beautifully presented modern family home in a highly desirable location
- Solar panels & Air source heat pump
- Open plan kitchen/living/dining area with a range of appliances
- Living room with dual aspect windows. Separate utility/boot room & a w/c
- Four double bedrooms, one with an en-suite & dressing area
- Garden with stunning views over open fields
- Garage with an electric door
- Further of street parking on the drive
- EPC = A

## Guide Price £440,000

North Duffield is a picturesque and tranquil village known for its rich agricultural surroundings. This charming village offers a peaceful escape from the hustle and bustle of city life, while still providing convenient access to major towns and cities. North Duffield boasts a strong sense of community with local amenities including a primary school, doctor's surgery, village shop and a welcoming pub. Surrounded by lush green fields and open countryside, residents enjoy beautiful walking routes and a rural lifestyle while being just a short drive from Selby, York and other nearby towns. The village is perfect for those seeking a more relaxed pace of life with all the charm of rural living combined with easy access to urban conveniences. This lovely property with No Onward Chain, solar panels and an air source heat pump has been individually designed by the current vendors, so an early viewing is highly recommended to fully appreciate everything it has to offer.

Step inside and you're immediately welcomed by the heart of the home, a stunning open-plan kitchen, dining, and living area. A vaulted ceiling with exposed beams and two Velux roof lights fill the space with light and character. The kitchen itself boasts solid wood worktops, ceramic sink, integrated appliances and central island that doubles as a breakfast bar. There's room for a family dining table and beyond that, the living space flows effortlessly to a set of bi-fold doors that open onto a raised composite decking. On summer evenings they can be opened to create the ideal setting for entertaining.

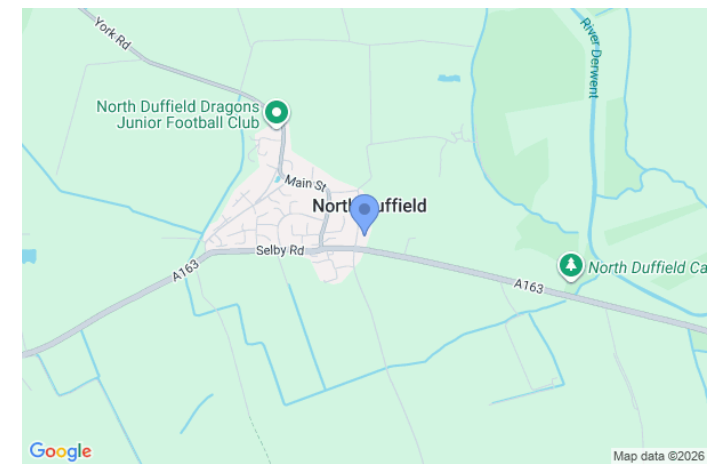
Across the hall you will find the main living room which offers a quieter, more private retreat. With windows on two sides and French doors to the garden, it's filled with light throughout the day and has plenty of room for a variety of layouts, whether you prefer cosy evenings with a movie or a more formal sitting area.

The ground floor also has practicality at its core, with a well-equipped utility/boot room complete with storage and direct access to the rear garden. A cloakroom with w/c by the front door adds everyday convenience, while underfloor heating throughout the ground floor ensures the whole level feels warm and welcoming in every season.

Upstairs, the first floor is home to three generously sized double bedrooms, all fitted with built-in wardrobes, making them ideal for family and guests. A stylish family bathroom, finished with Karndean flooring, offers a bath with rainfall shower over perfect for busy mornings or long, relaxing soaks.

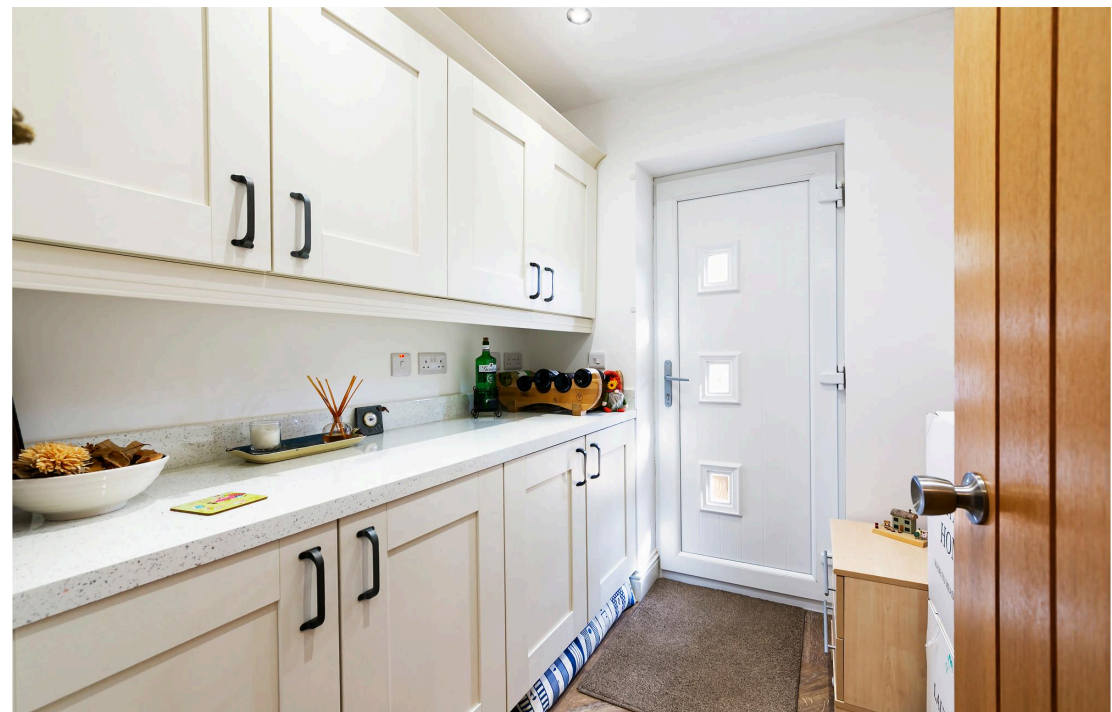
The top floor is reserved for the master suite. The bedroom itself is spacious, complemented by a dedicated dressing room with bespoke Hammonds furniture. Velux windows with built-in blinds frame the views and fill the room with light, while the en-suite shower room adds a touch of everyday luxury.

Outside, the home is tucked away from the road and approached by a private gravel driveway with plenty of parking. An attached garage with electric roller door and a separate storage shed provide extra practicality. The rear garden is mostly laid to lawn but the real highlight is the generous raised decking perfect for summer barbecues, family





**A STUNNING FAMILY HOME WITH NO ONWARD CHAIN**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) **



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	93	93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>	0	0
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority Selby District Council

Services Mains water & electric



Address:  
Reference: 2442



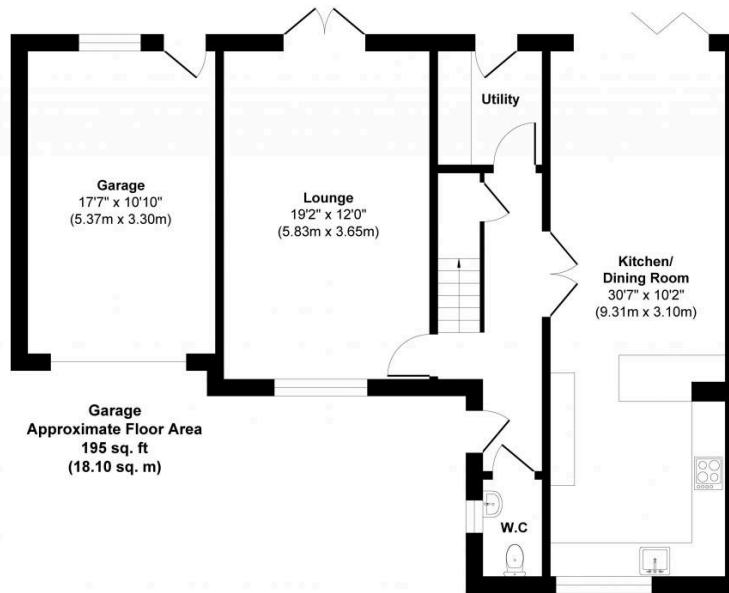
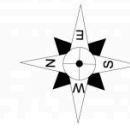
rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

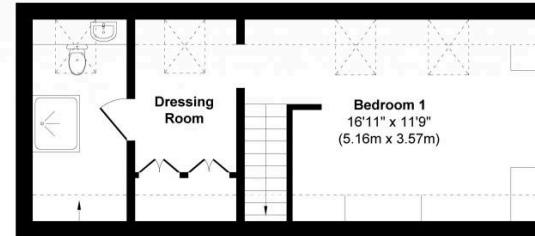
**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**

**Approx. Gross Internal Floor Area 1623 sq. ft / 150.75 sq. m**  
**Garage 195 sq. ft / 18.10 sq. m**  
**Total 1818 sq. ft / 168.85 sq. m**



**Garage  
Approximate Floor Area  
195 sq. ft  
(18.10 sq. m)**

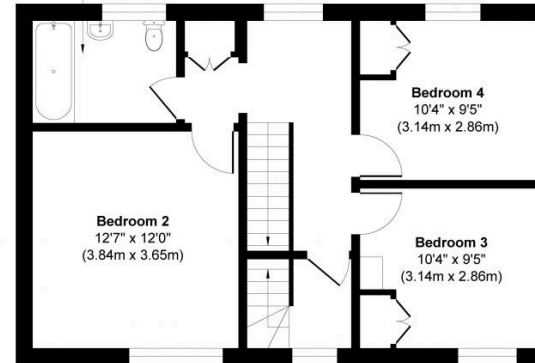
**Ground Floor  
Approximate Floor Area  
721 sq. ft  
(66.98 sq. m)**



**En suite**  
11'9" x 5'6"  
(3.57m x 1.68m)

**Second Floor  
Approximate Floor Area  
343 sq. ft  
(31.84 sq. m)**

**Bathroom**  
8'5" x 6'0"  
(2.56m x 1.83m)



**First Floor  
Approximate Floor Area  
559 sq. ft  
(51.93 sq. m)**

Illustration for identification purposes only, measurements approximate, not to scale.

**Disclaimer**

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.