



Station Road, Wistow, YO8 3UZ

In Excess of **£400,000**





The Chimneys Station Road

Wistow, Selby

- Three Bedroomed Detached Bungalow and single Garage.
- South Facing Rear Garden
- FREEHOLD
- 103 M2 / 1117 Sq. Ft.
- Oil Central Heating. Mains Electricity
- Mains Water Supply. Mains Drainage.
- Broadband: FTTP. Mobile 5G
- Construction: Brick Built
- EPC Rating 'C' (69)
- Council Tax Band 'D'



Tucked away in a tranquil pocket of the village, this three-bedroom detached bungalow offers a harmonious blend of comfort and practicality, inviting you to settle in and make it home.

Stepping through the Stable-style, side entrance door and into a 'proper Farmhouse kitchen'. The true heart of the home. With a wealth of wood effect wall and floor units and large stretches of laminate worktops, this kitchen is perfect for the keen cook or orchestrator of great parties – imagine all that space for nibbly bits!

Built in cooking facilities include an Electric cooker with Electric hob and cooker hood over. Space for a dishwasher, washing machine and free-standing fridge-freezer. The cupboard in the corner hosts the Worcester Bosch Oil boiler. A door leads into the inner hallway and French doors lead into the lounge.

The bright and sunny lounge boasts a Bay window to the front and French doors leading out onto the side patio area which leads out and around the rear garden. This square room has space for the whole family.

The inner hallway, has doors leading to all three bedrooms and the family bathroom. This space is large enough to host a staircase, should anyone decide to look at going up into the loft space. (Planning permission would need to be applied for and Building Regs etc gained.)

Each of the three generous bedrooms promises restful nights and quiet mornings, with the principal bedroom and bedroom two enjoying peaceful garden views. The spacious bathroom boasts a panel bath, sperate shower, pedestal wash hand basin and close-coupled w.c. There is also a very handy storage cupboard.

Step outside and discover a south-facing rear garden that basks in sunshine from dawn to dusk – a true sanctuary for outdoor living. Whether you dream of alfresco dining under the open sky, nurturing a kitchen garden, or simply enjoying the gentle hum of nature, this space is ready to welcome your plans.

The front approach is equally inviting, with concrete, off-road parking leading to the detached, single garage and a neat frontage that hints at the warmth within. Here, you can enjoy the best of both worlds: a private retreat to call your own, all within easy reach of village amenities and countryside walks. This bungalow is more than just a place to live - it is a canvas for your next chapter, nestled within a setting that promises both comfort and possibility.

Please note:

- The tarmac drive and fields, barns and outbuildings beyond are not part of this property and are not owned the vendors so cannot be part of any negotiation.
- The heating was installed 01/01/ 2004

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Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

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







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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

169.9 m²

1829 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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