



Main Street, Wressle, Selby, YO8 6ET

- An attractive family home in a quiet location
- Large plot
- Open plan kitchen/diner
- Living room with an open fire
- Conservatory
- Second reception & a utility room
- Three double bedrooms, one with an en-suite
- Family bathroom
- Full enclosed rear garden, off street parking & a septic tank
- EPC = E

Guide Price £485,000

Nestled in the charming village of Wressle, Ivy House enjoys a peaceful rural setting surrounded by open countryside, while remaining conveniently located for quick access to amenities in the nearby village of Bubwith and town of Howden. Wressle is steeped in history, home to the striking Wressle Castle and benefits from its own village railway station offering direct links to Selby, York and Hull. The nearby market towns of Howden and Selby provide a wide range of shops, schools and everyday amenities, while the M62 motorway offers excellent road connections towards Leeds and the wider motorway network, making this an ideal location for both commuters and those seeking village life.

Ivy House is a substantial and versatile family home extending to approximately 1,985 sq. ft., offering well-balanced accommodation across two floors. The ground floor is thoughtfully arranged, centred around a spacious living room with an open fire which flows seamlessly into a bright conservatory, an ideal space for relaxing while enjoying views of the garden. The generous kitchen/diner forms the heart of the home, providing ample space for both cooking and entertaining, with direct access to the rear. Appliances include a double oven, dishwasher, gas hob and extractor.

Further enhancing the ground floor is a practical utility room, a convenient w/c and a flexible office/family room, perfect for home working or additional living space. A separate store adds valuable storage capacity.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom is particularly impressive in size and benefits from its own en-suite shower room. Two further bedrooms are served by a modern family bathroom, ensuring comfortable accommodation for family living or visiting guests.

Externally the rear garden is mainly laid to lawn with a number of mature trees and shrubs to its border. There is a fence that separates the lawn in two, perfect if you have young children or pets that you want to keep an eye on. There is off street parking on the gravelled drive to the front for multiple cars. We believe that the septic tank is compliant with current regulations but we would suggest that a replacement is factored in when making an offer.

Overall, Ivy House combines spacious interiors with a desirable village setting, offering a superb opportunity for those seeking a well-connected yet tranquil lifestyle.





AN ATTRACTIVE FAMILY HOME ON A LARGE PLOT



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		51	73

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Septic tank & LPG central heating.



Address:
Reference: 1731



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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 1915 sq. ft / 177.96 sq. m
Store 70 sq. ft / 6.49 sq. m
Total 1985 sq. ft / 184.45 sq. m

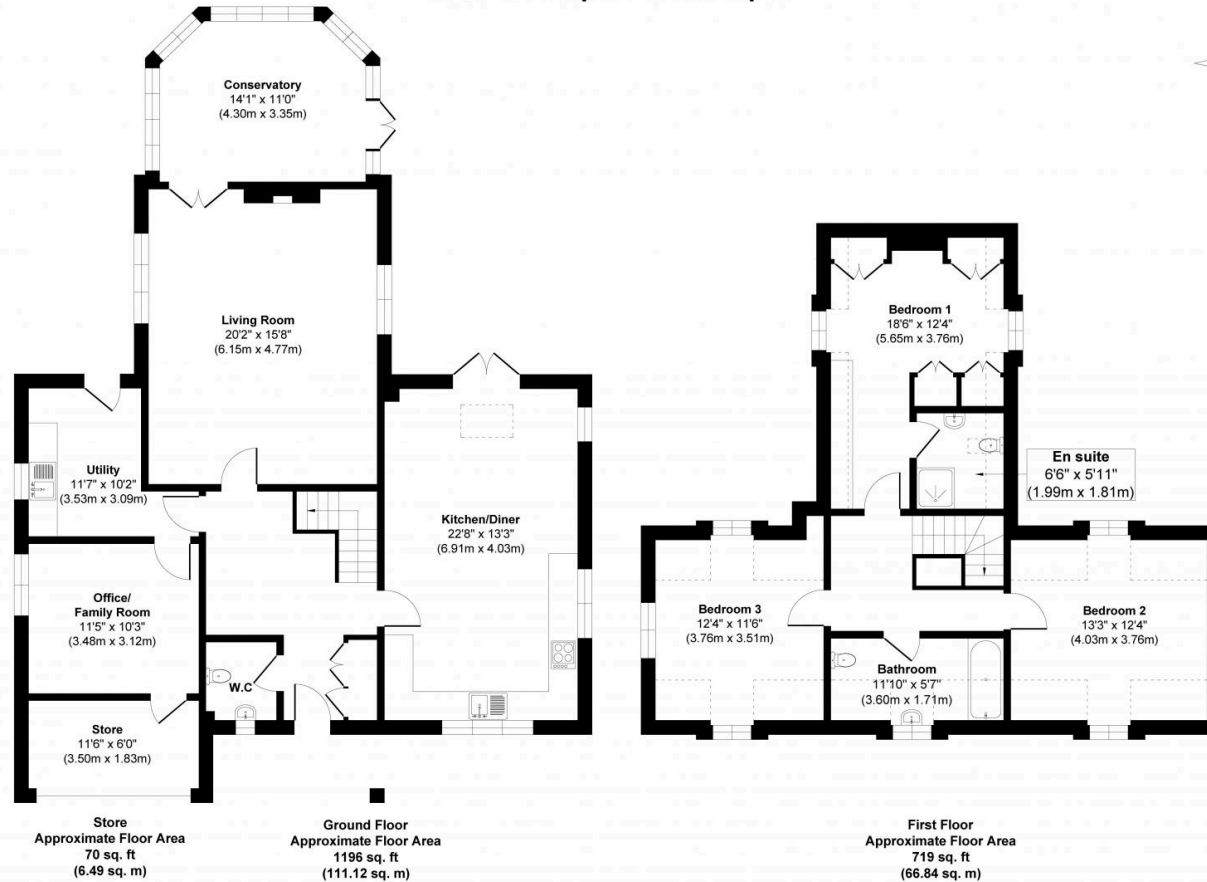


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