



**Oak Road, North Duffield Selby YO8 5TN**

**welcome to**

**Oak Road, North Duffield Selby**

This detached family home on Oak Road in North Duffield offers a corner plot with open field views, a spacious driveway, a cosy lounge with an open fireplace, bright conservatory, large kitchen with utility room, four bedrooms including an ensuite main, solar panels and a private rear garden.



This beautifully presented detached family home on Oak Road in North Duffield sits on a generous corner plot with lovely open field views to the front. A large driveway offers ample parking, and a pathway leads to the porch and entrance hall. At the front is a separate dining room, while the lounge offers a cosy feel with a open fire, carpet flooring and sliding doors into the spacious, light-filled conservatory with underfloor heating, which opens onto the rear garden.

The kitchen is an excellent size with wall and base units, space for appliances, plumbing for a dishwasher and washing machine and room for a dining table. It leads through to a useful utility room with further storage and garden access. A downstairs WC completes the ground floor.

Upstairs are four bedrooms, one currently used as a study. The main bedroom benefits from an ensuite, and the family bathroom includes a shower cubicle. Additional features include solar panels and a private rear garden.

**Entrance Porch**

**Entrance Hall**

**Downstairs W/C**

**Lounge**

**Dining Room**

**Kitchen**

**Utility Room**

**Conservatory**

**Landing**

**First Bedroom**

**Ensuite**

**Second Bedroom**

**Loft**

**Third Bedroom**

**Fourth Bedroom/Study**

**Bathroom**

**Front Garden**

**Garage**

**Rear Garden**

**Special Features**



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## Oak Road

- GUIDE PRICE £325,000-£350,000!
- Detached Family Home.
- Four Bedrooms.
- Utility Room.
- Double Garage & Driveway.

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SEL108930 - 0007

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