



HUNTERS[®]
HERE TO GET *you* THERE

The Cottage Water Lane, Hemingbrough, Selby, YO8 6QL

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Asking Price £440,000

DESCRIPTION

Hunters Selby are delighted to present this distinctive five-bedroom detached family home, offering generous and versatile living accommodation throughout, situated in the highly sought-after village of Hemingbrough close to a range of local amenities.

Benefitting from UPVC double glazing and a gas central heating, the accommodation briefly comprises: an inviting entrance hall, sitting room, dining room, utility room, modern fitted kitchen, comfortable lounge with log burning stove, ground floor bathroom, and two well-proportioned bedrooms to the ground floor. To the first floor are three further bedrooms together with a family bathroom, providing ample space for growing families or flexible living arrangements.

Externally, the property enjoys a driveway to the front providing off-street parking. To the rear is an enclosed garden laid mainly to lawn, complemented by a patio seating area, mature shrubs, and fenced boundaries, creating an ideal outdoor space for relaxation and entertaining.

Viewing is highly recommended to fully appreciate the unique accommodation and lifestyle this wonderful home has to offer. Contact Hunters seven days a week to arrange your viewing.

LOCATION

The ancient village of Hemingbrough lies approximately 5 miles' south-east of Selby. The landscape in the immediate area is dominated by the beautiful 12th Century St Mary's Church located within the village. You can also find in the village a fish and chip shop, a Chinese, a bakery, a convenience store and a pair of pubs. Education is provided in Hemingbrough by the highly rated primary school, and there are convenient bus links to Selby and Goole.

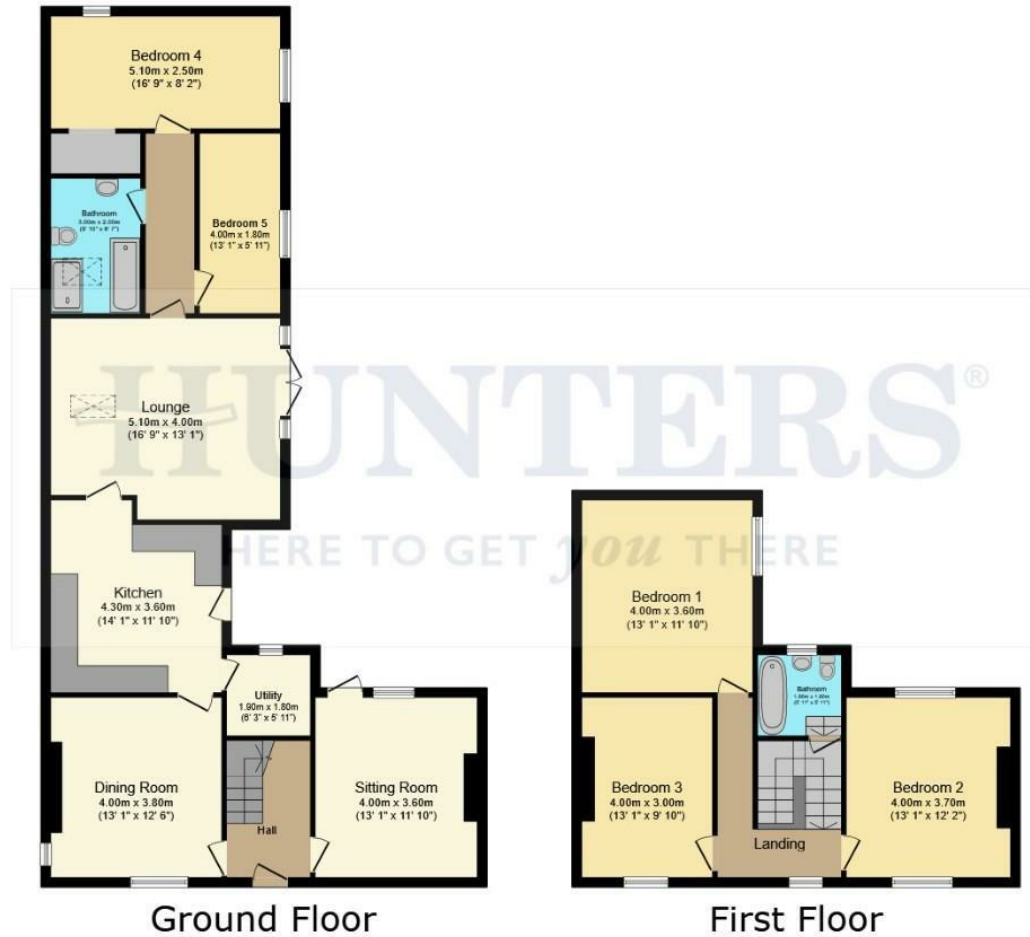
DIRECTIONS

From the A19 take the turning signposted A63 Howden and continue to Hemingbrough, take a right onto Main Street, take the left hand turning into Water Lane and the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : D

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Total floor area: 168.2 sq.m. (1,811 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
		83
	63	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	



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