



School Road, Hemingbrough, YO8 6QS
£490,000





- Four Bedroom Detached House
- Extended & Improved Beyond Measure
- 160 M2 / 1722 Sq. Ft
- South Facing Rear Garden
- Mains Gas Central Heating. Mains Electricity
- Mains Water. Mains Sewerage
- Mobile: 5G. Internet: FTTC
- Brick Built Construction
- EPC Rating 'C' (71)
- Council Tax Band 'C'



Have you been on the hunt for a home with grounds as spectacular as the inside?

Welcome to Highfield, where you will want to spend as much time outside as you do indoors, in this delightful house with bespoke garage.

After a morning exploring the great outdoors you'll want to kick off your boots and join us at the side entrance. No need to worry about excitable children trailing mud through the house, simply steer them towards the handy ground floor utility and cloaks to wash up.

Step through into the large farmhouse style kitchen with Range cooker. Pitch up at the Bay window and catch up with the family over your day's activities as you enjoy sumptuous cookies. The central island hosts the sink, so let's fill up the kettle whilst we have a mooch into the living room.

Kick back and relax in the modern lounge/dining room, which is a generous extension to the original house. At the front is a spacious lounge area with two large windows overlooking the front and side gardens. The modern multi-fuel stove sits center stage. The dining area currently hosts the family's charming dining table that comfortably seats eight. On balmy Summer's evenings you will want to throw open the French doors so you can retire on the patio and watch the wildlife.

When the weather's not so appealing, head into the true heart of the home - the original lounge, with its large Bay window, multi-fuel stove and not forgetting beautiful Parquet flooring. This space would make the perfect place to unwind on a cold winters evening with a glass of wine or it could lend itself to a teen-space, Children's play room or home office.

Follow us upstairs as we discover the sleeping quarters have to offer. The split-staircase invites you to turn right or left, before another two steps onto the landing.



To the left is the generous Principal bedroom suite which enjoys views of the front garden and Cricket field beyond. It boasts generous fitted sliding wardrobes that run the length of the space and its own marble ensuite shower room. Bedroom Four sits at the rear, which enjoys views of the rear garden and fields beyond.

Across the landing are two further 'king-sized' bedrooms. The family bathroom will be your oasis of calm where you can escape to a bubble-filled bath and soak away the stresses of the day.

Heading outdoors. Mature hedging encases the property, with sweeping lawns that beckon children to forget their Ipads and come and play. The mature gardens are full of specimen planting with an enclosed vegetable garden, greenhouse and shed.

To the front of the home is an abundance of parking, which leads up to the garage. Please do take note of the size of the garage on the floorplan, to appreciate its size.

Highfield, offers a true 'Country' lifestyle with all the benefits of being in the bustling village of Hemingbrough, which offers many community benefits.

Important Information

- Cavity Wall Insulation Installed 2010
- Large side extension 2010
- Gas Boiler installed 23/04/2024
- Boiler last serviced November 2025
- Planning Permission for the field behind this property was refused. See Decision No: ZG2024/1089/FULM on North Yorkshire Council's website for more information

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

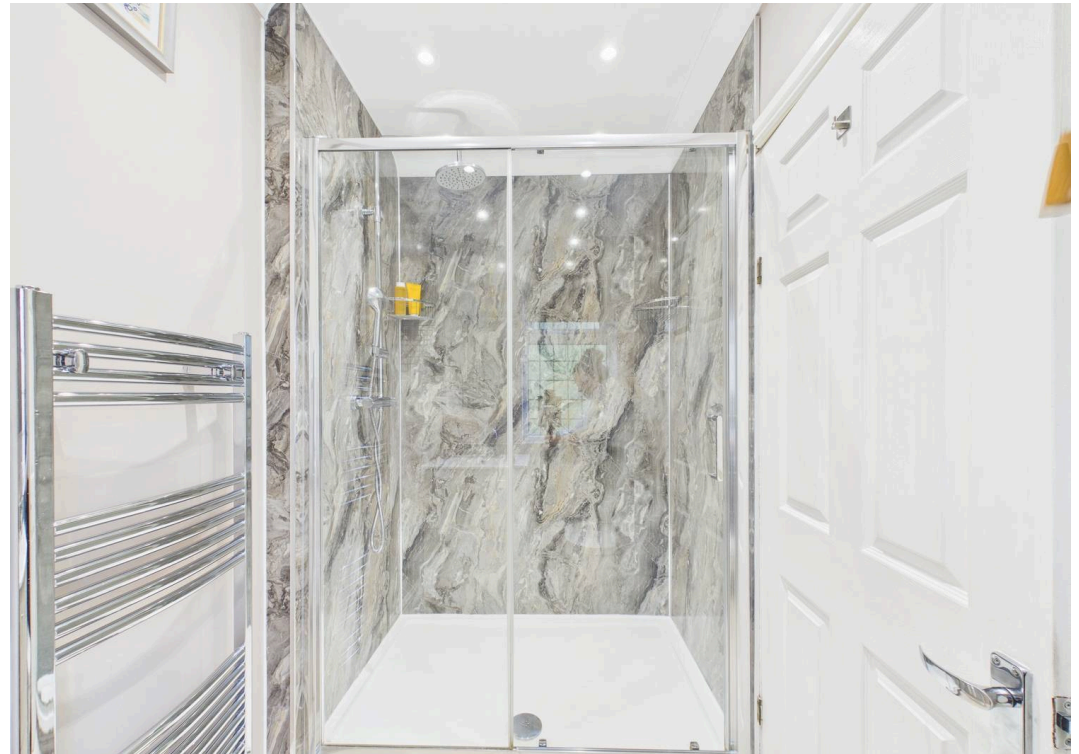
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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











Approximate total area⁽¹⁾

89.1 m²
960 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.



Ground Floor Building 1



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

