



Camblesforth Road, Burn

£1,750 PCM

Stephensons
estate agents & chartered surveyors

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Est. 1871

Camblesforth Road,
Selby YO8 8ND

£1,750 PCM

Newly re-decorated and re-carpeted, this 5 bedroom farmhouse offers spacious living accommodation with well-appointed farmhouse kitchen, two reception rooms, large utility room, downstairs w/c. Upstairs, three generous double bedrooms and two smaller bedrooms, large shower room and family bathroom. Outside there is ample parking, garden to front and enclosed garden to rear.

Situated on a working farm less than 3 miles from the village of Burn and with easy access to Selby, A19/A63/M62, the property comprises:

ENTRANCE HALL - leading to a well-appointed kitchen with cooker, hob, space for fridge freezer.

Sitting/Dining Room with views overlooking the farm buildings and countryside.

Ground floor WC & storage, oil central heating boiler.

Utility/Boot Room - with sink, kitchen cabinets and ample storage. Oil central heating boiler.

Good sized through family room with fitted bookshelves.

Stairs to First Floor

Bedroom 1 - Spacious principal bedroom with far reaching countryside views



Services/Utilities: Electricity and Water are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: 39 (E)
Council Tax: North Yorkshire Council Band C
Imagery Disclaimer: Some photographs and videos within these particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the agent -
Stephensons Estate Agents - 01757 706707



Bedroom 2 - Large double room

Bedroom 3 - Double room

Family Shower Room - modern bathroom with large shower, pedestal hand wash basin and low flush wc.

Bedroom 4 - small double room

Bedroom 5 - single room / study

Family Bathroom - a delightful bathroom with panelled bath, low flush wc, pedestal hand wash basin and beamed ceiling

OUTSIDE - Approach the property down the farmyard driveway. There is a gated entrance to large parking area, lawned gardens to the front and enclosed rear gardens.

PLEASE NOTE :- None of the fires within the property are in working order and are for decorative purposes only.

Partners:

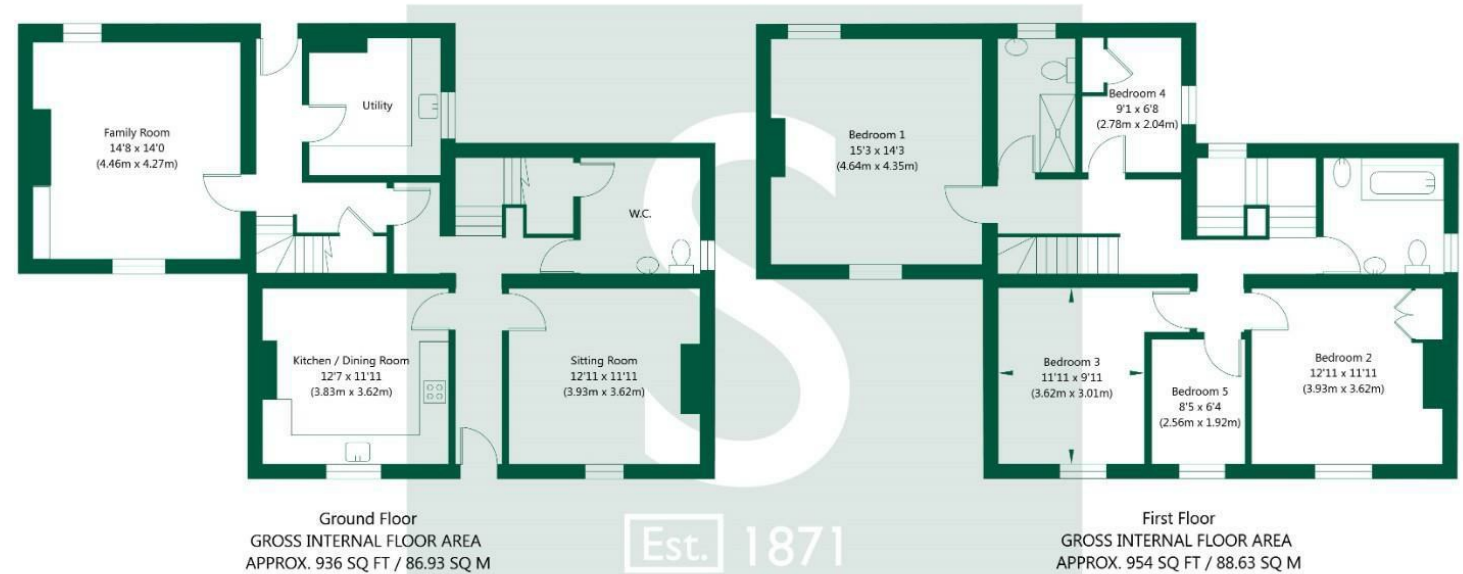
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Primrose Hill Farm, Burn, Selby, YO8 8ND



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1890 SQ FT / 175.56 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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