



Station Road, Womersley

£240,000

Stephensons
estate agents & chartered surveyors

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Station Road,
Womersley DN6 9BL

Est. 1871

£240,000

A spacious and immaculately presented modern three-bedroom semi-detached home, enjoying a generous rear garden and situated within the highly sought-after rural village of Womersley.

The property is entered via a stylish sage green uPVC front door, opening into a welcoming entrance hallway with the lounge positioned to the left, the kitchen to the right, and a staircase leading to the first-floor accommodation.

The lounge is a well-proportioned and inviting reception room, centred around an attractive exposed brick fireplace with a timber mantel and cast iron wood-burning stove. The current owners have enhanced the room with fresh plastering and tasteful Farrow & Ball soft green décor, while a pair of French doors have been installed to the rear elevation, providing direct access to the garden. A double glazed window to the front elevation allows for excellent natural light, and the room is finished with attractive oak-effect LVT flooring.

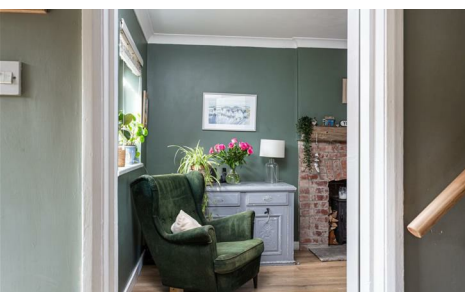
Positioned opposite, the kitchen is fitted with a range of cream wall and base units complemented by laminate work surfaces. There is a stainless steel sink and drainer, a ceramic hob with extractor hood above, recess space for laundry appliances, and the added benefit of a useful walk-in pantry.



Tenure: Freehold
Services/Utilities: LPG, Electricity, Water and Mains Sewage are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
EPC Rating: TBC
Council Tax: North Yorkshire Council Band B
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales 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 selling agent -
Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



Beyond the kitchen is the ground floor bathroom, WC and utility area. The bathroom has been tastefully updated by the current owners, featuring a contemporary suite that blends modern styling with character features. It comprises a panelled bath with fixed overhead shower, white tiled walls with contrasting black grout, a bespoke handmade vanity unit with oval wash basin, and handmade fitted shelving.

The adjoining utility area offers excellent versatility and potential. Currently used as a practical utility, storage and drying room, it also provides direct access to the rear garden and offers scope to be adapted to suit a variety of future requirements.

To the first floor are three well-proportioned double bedrooms, each benefiting from a double glazed window, central heating radiator and fitted carpeting. All three rooms are attractively decorated in a modern style, creating bright and comfortable living spaces.

Externally, the property occupies a pleasant position within a popular residential area of this well-regarded rural village. To the front is an enclosed garden with mature hedging providing a good degree of privacy, together with gated side access leading to the rear.

The rear garden is undoubtedly one of the property's standout features, offering an impressive amount of outdoor space. Predominantly laid to lawn and enclosed by fenced boundaries, it provides an excellent environment for families, entertaining and outdoor enjoyment.

Immediately to the rear of the house is a thoughtfully designed seating and dining area, screened by adjustable louvre fence panels for additional privacy. Finished with low-maintenance gravel and sleeper edging, this space is ideal for relaxing or entertaining, with the added benefit of an external storage room.

The garden is beautifully stocked with a variety of mature shrubs,



flowering plants and fruit trees, creating colour throughout the seasons. At the far end of the garden, a timber pergola provides the perfect spot to enjoy the afternoon and evening sunshine, while the garden's orientation ensures it benefits from sunlight throughout the day.

The property also benefits from a fully owned solar panel system, which we understand is included within the sale. The panels make a significant contribution towards the property's electricity usage, providing the current owners with notable savings on their energy bills while enhancing the home's overall energy efficiency. The central heating boiler was also replaced by the present owners in December 2021.

Viewings are strongly encouraged and strictly via appointment only.



Partners:

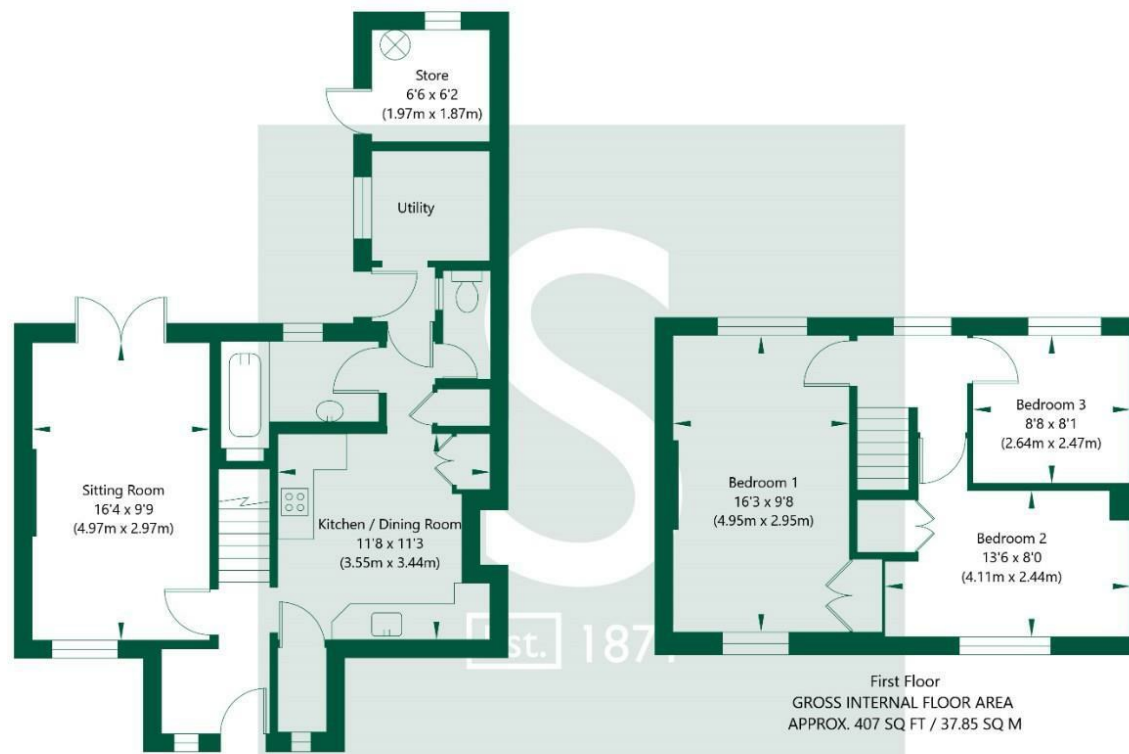
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Ground Floor - (Excluding Store)
 GROSS INTERNAL FLOOR AREA
 APPROX. 515 SQ FT / 47.84 SQ M

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 407 SQ FT / 37.85 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY - (Excluding Store)
 APPROXIMATE GROSS INTERNAL FLOOR AREA 922 SQ FT / 85.69 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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