



14 Main Road

Temple Hirst
YO8 8QJ

Offers in the region of
£200,000



- TRADITIONAL SEMI-DETACHED HOUSE
- THREE GOOD SIZED BEDROOMS
- GENEROUS ACCOMMODATION THROUGHOUT
- LARGE PLOT WITH THE REAR GARDEN NOT OVERLOOKED
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- CONSERVATORY
- MODERN BATHROOM
- SEMI-RURAL VILLAGE LOCATION
- NO CHAIN





**** BEST AND FINAL OFFERS TO BE RECEIVED BY 12 NOON WEDNESDAY JULY 8TH****Set on a large plot in the charming semi-rural village of Temple Hirst, Selby, this delightful house offers a perfect blend of comfort and space. The property boasts a generous 893 square feet of well-proportioned accommodation, making it an ideal family home. As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the large rear garden. This garden is a true gem, providing a private outdoor retreat that is not overlooked, ensuring peace and tranquillity. With its good-sized accommodation and lovely outdoor space, it presents an excellent opportunity for those seeking a comfortable and inviting home in a picturesque setting.

Composite entrance door with porch over leading into:-

Entrance Hall

With stairs off and a storage cupboard. Having a window to the front elevation.

Living Room

4.09m x 4.06m (13'5" x 13'4")

Having a fireplace with exposed brickwork housing a log burner. With a large floor to ceiling window to the front elevation. Door into:-

Kitchen

4.09m x 2.53m (13'5" x 8'4")

Having a range of beech effect base and wall units. Complimentary work

surfaces incorporating a composite sink and mixer tap over. Integrated double electric oven and hob with extractor over. Plumbing for a washing machine. Opening to shelved storage area.

Hall

With doors off and a door into the rear garden.

Cloakroom

With fully tiled walls and floor. Having a white suite comprising wash hand basin and wc. Window to the rear elevation.

Utility

2.79m x 1.98m (9'2" x 6'6")

With worktop and plumbing for washer. Window to the rear elevation.

Reception Room

3.29m x 3.02m (10'10" x 9'11")

With patio doors leading into the:-

Conservatory

2.97m x 2.65m (9'8" x 8'8")

Having windows to the front and side elevations along with french doors leading into the rear garden.

Landing

With doors off and a window to the rear elevation.

Bedroom 1

3.19m x 3.15m (10'5" x 10'4")

Having a built in wardrobe. With a window to the front elevation and a radiator beneath.



Bedroom 2

3.29m x 3.02m (10'10" x 9'11")

Having a window to the rear elevation and a radiator beneath.

Bedroom 3

3.54m x 2.12m (11'7" x 6'11")

Having a window to the front elevation.

Bathroom

Being fully tiled and having a white panelled bath with shower over, counter top wash hand basin with storage beneath and a wc. Chrome effect radiator/towel rail and a window to the side elevation.

Garage

A concrete detached single garage with up and over door. The oil tank is located behind the garage.

Outside

The front is laid mainly to lawn with mature trees. The rear garden has a large lawn area and is not overlooked. There is also a paved patio and raised decking area.

Utilities

Mains Electric

Oil Heating

Mains Water (Not Metered)

Septic tank

Mobile* 4G

Broadband* Ultrafast

*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.

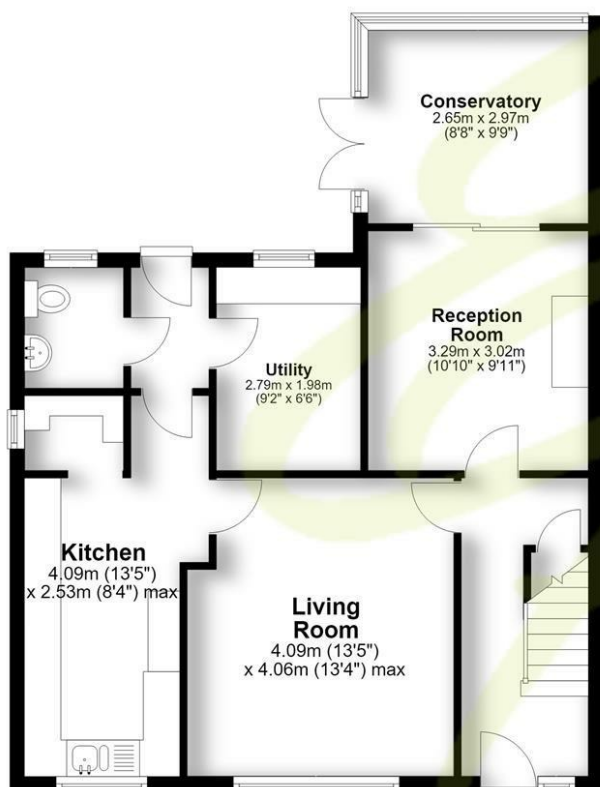
Note

The septic tank is maintained by North Yorkshire Council and is shared between 8 properties. Any costs incurred are split between the properties and are billed annual in arrears. The average cost is between £ 200 and £ 600 p.a. but could be more depending on what maintenance/repairs are required.



Ground Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 107.1 sq. metres (1152.9 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.

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		
England & Wales	60	84
EU Directive 2002/91/EC		

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