



Modena Water Lane, Hemingbrough Selby YO8 6QL

welcome to

Modena Water Lane, Hemingbrough Selby

Spacious five-bedroom detached home on sought-after Water Lane, featuring versatile accommodation, ample parking, and generous gardens with lawn and patio areas.



Located on the desirable Water Lane in Hemingbrough, this substantial detached home offers spacious and versatile accommodation extending to approximately 1,635 sq. ft., making it ideal for modern family living. Featuring five bedrooms, including a principal bedroom with en-suite, the property boasts a well-planned layout comprising a generous kitchen, separate dining room, bright conservatory, utility room and ground-floor WC. The loft room and dedicated office provide excellent flexibility for home working, hobbies or additional living space. Externally, the property is equally impressive, benefiting from a large front garden and extensive driveway providing ample off-street parking, while to the rear is a generous enclosed garden with separate lawn and patio areas, offering the perfect space for outdoor entertaining, family enjoyment and al fresco dining. Combining generous proportions, adaptable accommodation and attractive outdoor space, this is a fantastic opportunity to acquire a superb family home in one of the area's most sought-after village locations.

Entrance Hall

First Bedroom

Second Bedroom

Bathroom

Third Bedroom

Dining Room

Conservatory

Kitchen

Hallway

W/C

Utility Room

Fourth Bedroom

Master Bedroom

Ensuite

Loft Room / Office / Bedroom

Rear Garden

Front Garden

Driveway

Agent Note



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welcome to Modena, Water Lane

- Five-bedroom detached home.
- Sought-after Water Lane location.
- En-suite to principal bedroom.
- Large driveway and front garden.
- Generous rear lawn and patio.

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL109075 - 0008

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