



YORK | SELBY | GOOLE | LEEDS

BROOK HOUSE

GATEFORTH, SELBY
YO8 9LQ



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details



Brook House, Gateforth, Selby



This gorgeous four / five-bedroom detached home is ideal for a growing family.

Brook House will wow you with its modern, trendy decor and plenty of space for family needs. The versatile layout incorporates up to five bedrooms, three bathrooms, a living room, a dining room, study / bedroom five and a lovely family kitchen. There is also a large garage and off-road parking for multiple vehicles, and an EV charge point.

Upstairs there are four bedrooms and a family bathroom; the primary and secondary bedroom both having an en-suite shower rooms.

Brook House is located in the delightful village of Gateforth, with easy access to Selby, Leeds, and Hull. With its convenient location and spacious interior, this property will appeal to a wide range of buyers.

To arrange a viewing, please call us on 01757 67 00 74, 07484 754 685 or email: simon.anley@imoved.co.uk

Don't pass up this wonderful opportunity to acquire a beautiful family house in a desirable community. Contact us today to schedule a viewing.

- **Four/ Five Bedroom Detached Property**
- **Modern And Stylish Interior**
- **Ample Space For Family Needs**
- **Flexible Layout**
- **Lovely Village Location**
- **Excellent Transport Links**
- **Off-Road Parking**
- **Secure Electric Gates**
- **Double Garage**
- **A Good Variety of Local Walks**



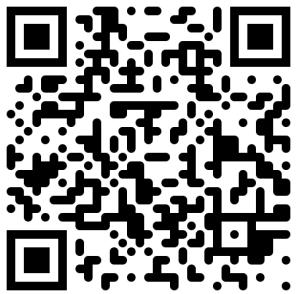


Gateforth, nestled in the Selby District, boasts a strategic location with excellent transport links to major cities like Leeds and Hull and further afield via the M62 and A1M motorways. This accessibility enhances the village's appeal, attracting residents who seek a balance between rural tranquillity and urban convenience.

Gateforth fosters a strong sense of community. Steeped in history, the village features a village green, a testament to its rich heritage and a focal point for community gatherings. This blend of location, accessibility, community spirit, and fabulous walks makes Gateforth a truly unique and desirable place to live.



This property is a fantastic size for any growing family, it is presented to a high standard, and has an EPC rating of D with the potential of achieving a B, which could be easily achieved with an updated heating system, or solar panels.

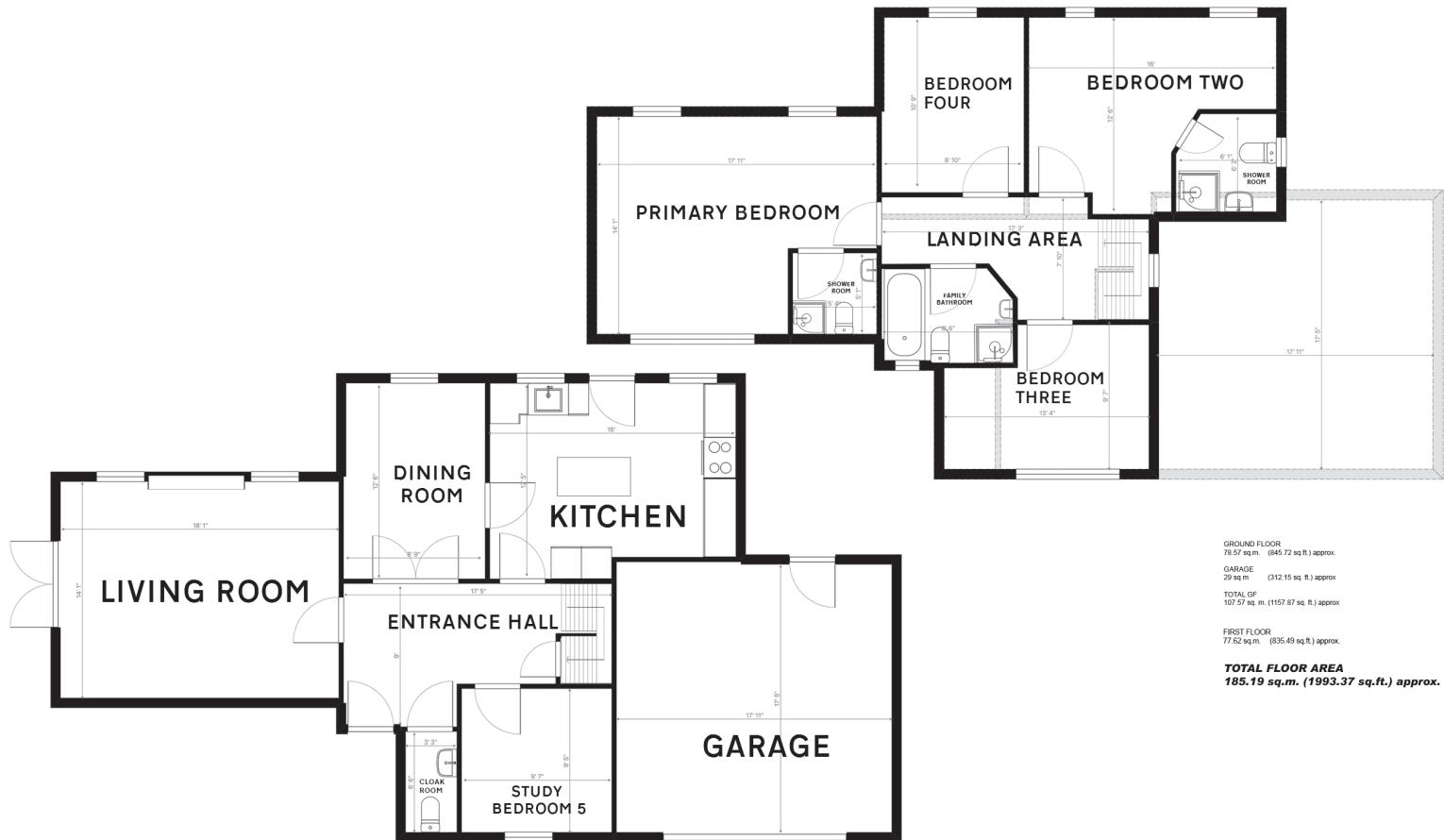


Scan To book your viewing









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan

Local amenities

Gateforth is a small village in North Yorkshire that is located approximately 4 miles South/West from Selby with a population of 240 (2011 Census).

The Parish includes the main village, focused on the Village Green, and a small community surrounding Gateforth Hall. Most of the Parish is farmland, with active farms in the village.

If you are looking for a rural hideaway, with fantastic walks you have a great selection including;

- Gateforth figure of 8
- Hambleton Loop
- Paperhouse Bridge Loop
- Burton Hall Bridge Loop
- Burn Loop

Ranging from 2 - 5.5 miles long

PUBLIC TRANSPORT



NUMBER 496
NUMBER 626



SELBY TRAIN STATION
LINKS TO YORK, LEEDS, HULL
LONDON KINGS CROSS (2H 7M)

SCHOOLS



BURTON SALMON PRIMARY
HAMBLETON PRIMARY
BRAYTON ACADEMY
SELBY HIGH SCHOOL

MAJOR ROADS



A63
A19
M62 / A1M

TENURE TYPE: FREEHOLD

COUNCIL TAX BAND: E
EPC D

LOCAL AUTHORITY:
North Yorkshire



COULD THIS BE
THE ONE?



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CODE TO MAKE
AN OFFER.

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