

Aire View, Chapel Haddlesey

Offers Over £240,000

Stephensons
estate agents & chartered surveyors

Aire View,
Selby YO8 8QD

Est. 1871

Offers Over £240,000

Located in the serene, picturesque village of Chapel Haddlesey, situated to the South-West of Selby town centre, this idyllic three bedroom semi-detached property would be a fantastic first-time buy, downsize or even investment property. Surrounded by fields and greenery, it is not often that such practicality is matched by the same tranquility.

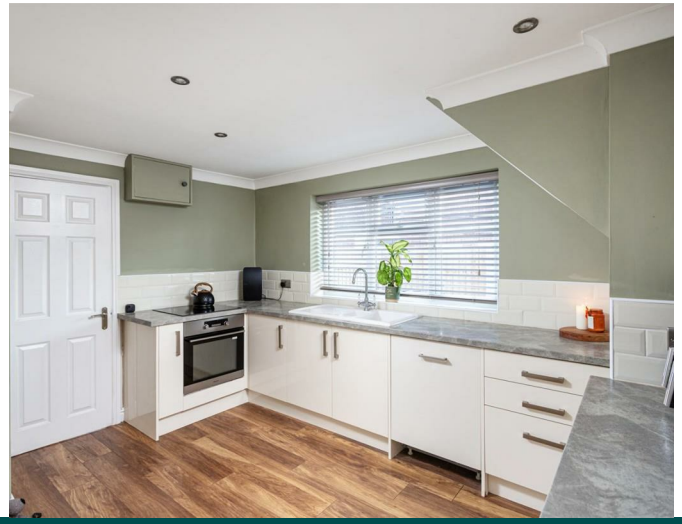
Tucked away in the village of Chapel Haddlesey, this well-presented three bedroom semi-detached home offers comfortable living, character touches and a remarkable outdoor space that sets it apart from its neighbours. From the stone-hearthed fireplace in the lounge to the beautifully crafted timber outbuilding in the garden, this is a home that has clearly been loved and improved by its current owners.

The lounge is a large, elongated reception room with plenty of space for both relaxing and entertaining. The kitchen is a great size, fully fitted with cupboards and enjoying plenty of natural light, with ample room to cook and a layout that suits family life. To the rear, a useful utility space provides room for laundry appliances and houses the boiler, keeping the kitchen free for cooking and dining.

Upstairs there are three bedrooms. Two are spacious doubles, ideal for family, guests or a home office. The third is currently used as a dressing room but comfortably fits a uniquely joinered single bed, making it equally suited to a child's bedroom, nursery, study or guest room. The bathroom is fitted with a modern three piece suite.

Outside, a driveway provides off-street parking for up to three cars, complemented by a front garden. The rear garden is mainly laid to lawn and is a generous, useful size, offering plenty of space for children to play, summer gatherings or simply relaxing outdoors. The garden is beautifully enhanced by an attractive variety of established trees and







Tenure: Freehold
Services/Utilities: Oil Heating, Mains Drainage, Mains Electricity and Water are understood to be connected
Broadband Coverage: Full Fibre up to 1600* Mbps download speed
EPC Rating: 57 (D)
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.











planting, including wisteria, pink flamingo tree, black sambucus tree, apple tree and rose trees, together with well-maintained shrubbery, creating a lovely outdoor setting throughout the seasons.

A real highlight is the large outbuilding constructed by the sellers. Beautifully crafted from wood, fully insulated and fitted with electricity, it is currently used as a home-bar, but its flexibility is exceptional. It would work equally well as a home office, studio, gym, games room or guest annexe, subject to the buyer's requirements.

Chapel Haddlesey is a small village in North Yorkshire with a close-knit community of just over 200 residents. It sits just east of the A19, which crosses the River Aire at Haddlesey Bridge, giving good road links to the surrounding area, and the post town is Selby. The village has a Church of England primary school for ages 4 to 11, shared with neighbouring West Haddlesey, which is a small school with roughly 50 pupils. St John the Baptist's Church stands at the east end of the village. The current church dates from 1836 and occupies the site of an earlier religious house, reflecting a long history of worship in Haddlesey.

The surrounding landscape is rural and open, ideal for walking, cycling and enjoying the outdoors. Haddlesey Old Lock dates back to 1702 and was converted in 2016 into a small hydro-electric power station, a fascinating piece of local heritage that blends history with green energy. The mouth of the Selby Canal is at neighbouring West Haddlesey, a short distance to the west, offering pleasant waterside walks.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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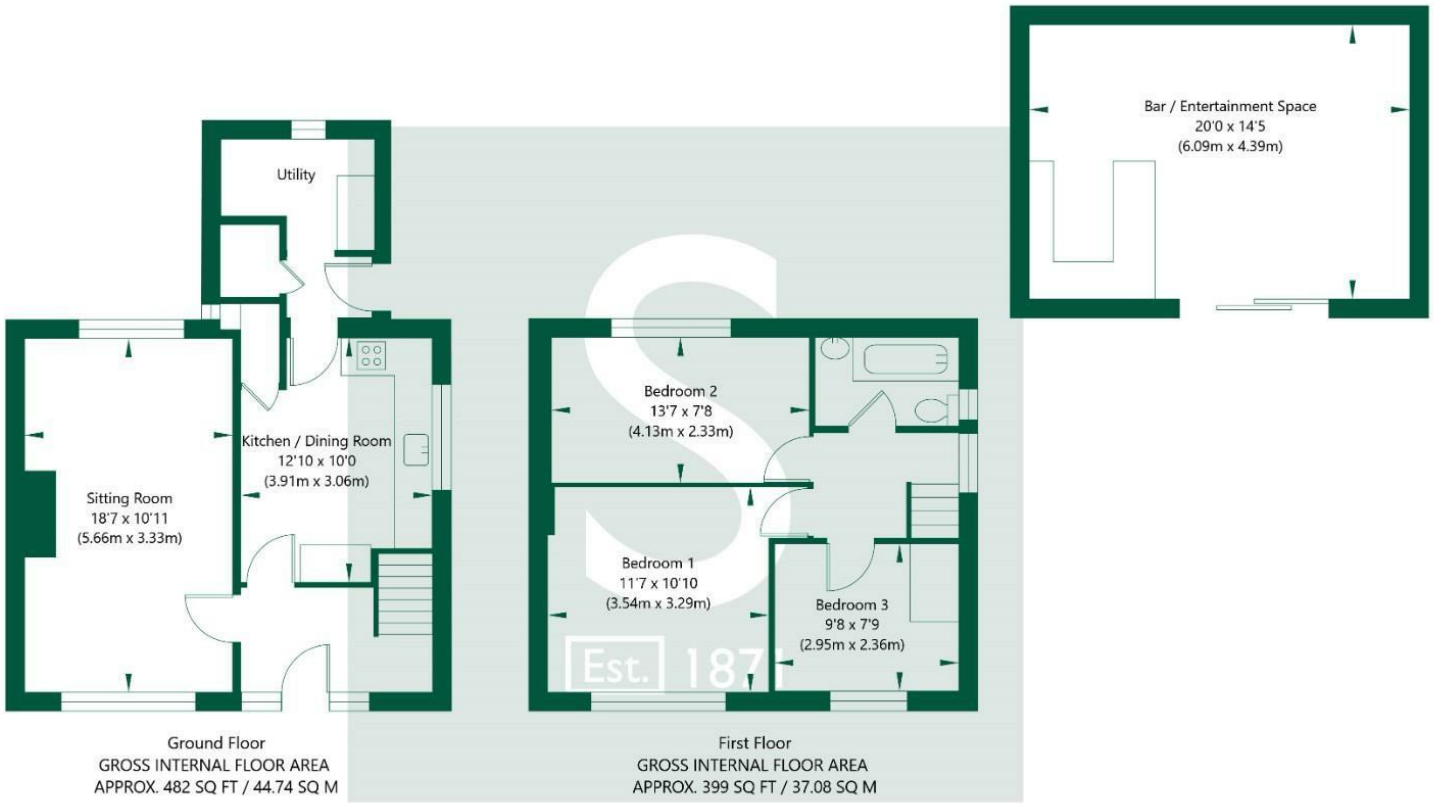
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 881 SQ FT / 81.82 SQ M - (Excluding Bar / Entertainment Space)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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