



Penny Stones Garman carr Lane, Wistow, Selby, YO8 3UW

HUNTERS[®]
EXCLUSIVE

Penny Stones Garman carr Lane, Wistow, Selby, YO8 3UW

Offers In The Region Of £675,000

DESCRIPTION

Penny Stones is a beautifully renovated and exceptionally well-presented four-bedroom detached home, ideally situated within the sought-after village of Wistow. Combining stylish modern interiors with spacious and versatile accommodation, this delightful property offers an ideal home for families seeking both comfort and space.

The property benefits from oil-fired central heating and double glazing throughout. Upon entering, a welcoming entrance hall provides access to two reception rooms, offering flexibility for both formal entertaining and relaxed family living. A modern downstairs cloakroom/WC and utility room adds convenience, while the fully modernised kitchen/dining room provides an excellent space for everyday family life and entertaining guests. Completing the ground floor is a lovely sun room, offering an additional reception space with views over the surrounding garden.

To the first floor, the principal bedroom benefits from its own en-suite bathroom and separate dressing room, creating a superb private retreat. Three further well-proportioned bedrooms are served by a family bathroom, making the property ideally suited to growing families or those requiring additional space for guests or home working.

Externally, the property continues to impress with a generous wraparound garden, featuring a patio area ideal for outdoor dining and entertaining, alongside mature shrubs that provide established greenery and character. The property further benefits from two driveways, one of which is accessed through wooden gates, offering ample off-road parking and additional practicality.

Penny Stones presents a wonderful opportunity to acquire a spacious, modernised family home in the charming village of Wistow. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this attractive property has to offer.

Contact Hunters Selby, open seven days a week, to arrange your viewing.

LOCATION

The village of Wistow is situated to the South of York between Cawood and Selby and provides much in the way of local amenities including tennis courts, post office, fish and chip shop, public house and a primary school. There are also further shopping facilities in the nearby market town of Selby and the historical City of York with its many restaurants, entertainment facilities and tourist attractions. Wistow provides convenient access to surrounding towns and cities via the major road networks and a local bus service to York and Selby.

DIRECTIONS

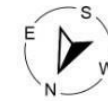
Take the Wistow Road from Selby, continue for approximately three miles, upon entering the village of Wistow take the right hand turn onto Pinfold Hill. Turn Right onto Garman carr Lane where the property can be identified.

Material Information - Selby

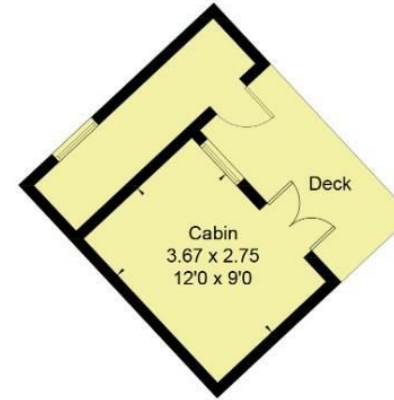
Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : D

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Approximate Floor Area = 193.1 sq m / 2078 sq ft
 Outbuilding = 15.3 sq m / 165 sq ft
 Total = 208.4 sq m / 2243 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

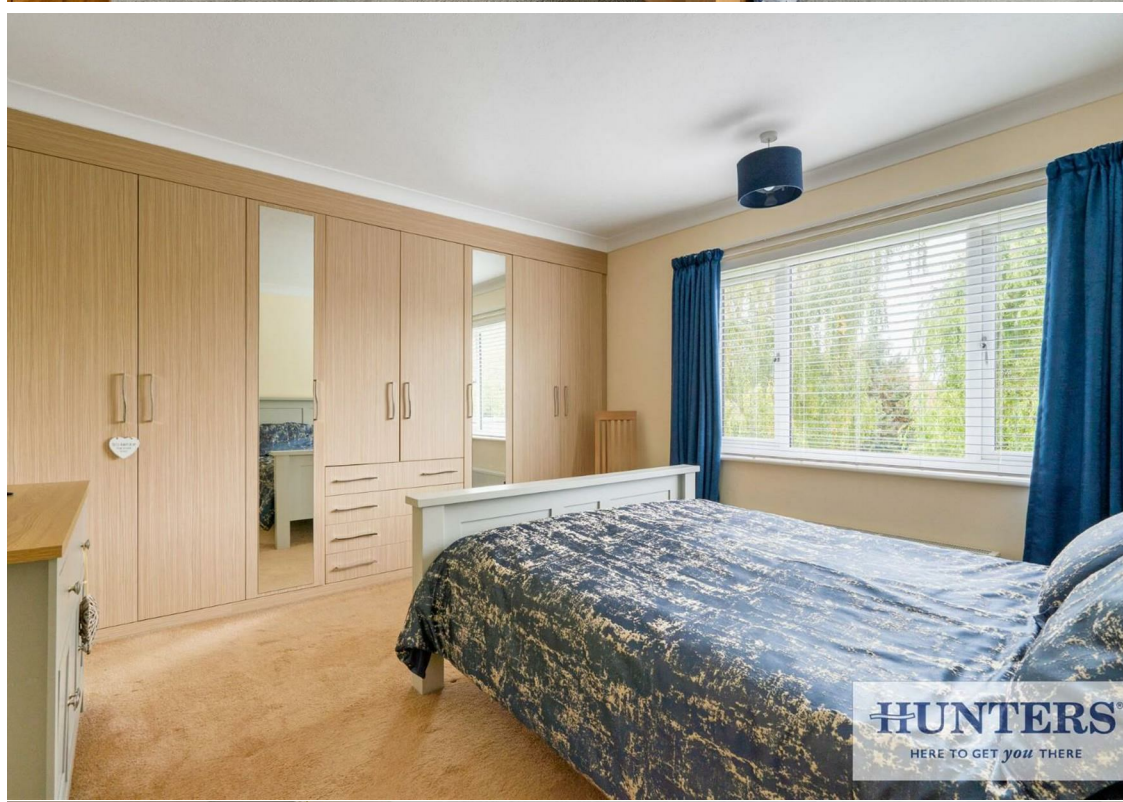
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115631

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		
	57	66
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		















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