



HUNTERS[®]
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Rosewood House Water Lane, Hemingbrough, Selby, YO8
6QL

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Asking Price £325,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale Rosewood House which oozes character and charm. This well presented three bedroom detached home is situated within a select development in the popular village of Hemingbrough. The property benefits from a gas central heating system, UPVC double glazing, and briefly comprises entrance hall, downstairs cloakroom/w.c, kitchen/dining room, utility room and living room with log burning stove to the ground floor. To the first floor bedroom one has en-suite bathroom, two further double bedrooms and a family bathroom. Outside to the front of the property is a blocked paved driveway leading down to the side of the house to a single garage. To the rear of the property there is a garden laid predominately to lawn with patio area and fencing around the perimeters. Viewing comes highly recommended. Call Hunters Selby seven days a week to book a viewing.

LOCATION

The ancient village of Hemingbrough lies approximately five miles' south-east of Selby. The landscape in the immediate area is dominated by the beautiful 12th Century St Mary's Church located within the village. You can also find in the village, a Chinese, a bakery, a convenience store and a pair of pubs. Education is provided in Hemingbrough by the highly rated primary school, and there are convenient bus links to Selby and Goole.

DIRECTIONS

From Selby take the A19 north towards York and take the first turning signposted A63 Howden. Continue along through the villages of Osgodby and Cliffe. On entering the village of Hemingbrough turn right onto Main Street, continue and take the left hand turn onto Water Lane, continue and turn left and Rosewood House is located on the left hand side.

Material Information - Selby

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

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