

Leylands Field Lane, Hensall, Goole, DN14 0RB

HUNTERS®
EXCLUSIVE

Leylands Field Lane, Hensall, Goole, DN14 0RB

Offers Over £385,000

PRICED TO SELL – OFFERS OVER £385,000
Originally valued at £425,000, this spacious and versatile bungalow in Hensall is now being offered at a significantly reduced price to assist the owner's relocation to Kent.
Offering generous and flexible living accommodation, this lovely home has plenty to offer and would suit a variety of buyers. An internal viewing is highly recommended to fully appreciate the space and versatility on offer. Selected items of furniture may also be included or available by separate negotiation.

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com

This Hunters business is independently owned and operated by Powell Properties (Yorkshire) Limited | Registered Address: 23 Finkle Street, Selby, YO8 4DT | Registered Number: 15028208 England and Wales | VAT No: 445 8931 59 with the written consent of Hunters Franchising Limited.





Ground Floor

Floor area 107.7 sq.m. (1,160 sq.ft.)

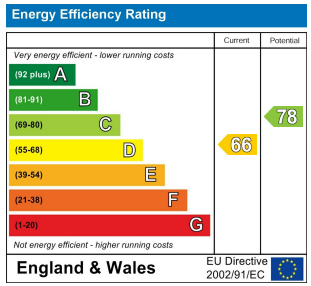
First Floor

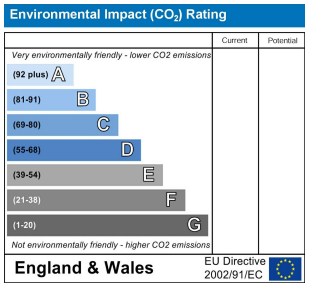
Floor area 24.7 sq.m. (266 sq.ft.)

Total floor area: 132.5 sq.m. (1,426 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

HUNTERS®
HERE TO GET *you* THERE





LOCATION
The village of Hensall is located around 7 miles South and 16 miles North of Selby and Doncaster respectively. Its amenities include a post office, 2 churches, two children's playgrounds, an Italian restaurant, a pub and a post office which doubles as the village store. Education is provided within the village at a primary level, with secondary education provided at the nearby Snaith School, which has a dedicated bus service from Hensall. These schools are both rated "good" by Ofsted. The village has bus links to Selby and Wakefield, along with rail links to Goole and Leeds. The village also plays host to football and cricket teams.

DIRECTIONS
From Selby town Centre head south west towards the A19 onto Doncaster Road. Follow the A19 and take your left hand turn onto Wand Lane continuing to Main Street and turn right onto Finkle Street, then left onto Field Lane where the property can be identified by our Hunters for sale board.

DESCRIPTION
PRICED TO SELL – OFFERS OVER £385,000
Originally valued at £425,000, this spacious and versatile bungalow in Hensall is now being offered at a significantly reduced price to assist the owner's relocation to Kent.
Offering generous and flexible living accommodation, this lovely home has plenty to offer and would suit a variety of buyers. An internal viewing is highly recommended to fully appreciate the space and versatility on offer. Selected items of furniture may also be included or available by separate negotiation.

Enjoys a quiet setting with birdsong, minimal road noise, and a strong sense of privacy. Natural light moves through the home across
the day, with a practical layout including three bedrooms (two ground floor, one dormer) and two bathrooms. A mature magnolia
tree adds character to the front aspect, while the home remains bright in winter and naturally cool in summer. Chosen for its
peaceful, safe, and settled feel, this is a bungalow that offers ease of living.

ENTRANCE HALL
The property is approached via a charming external porch, providing sheltered access and an inviting first impression. This practical space offers protection from the elements before entering the home.

Inside, a useful entrance area provides storage for coats, shoes and everyday essentials, with coat hooks included. A second internal (lockable) door leads into the main hallway, enhancing privacy and heat retention while allowing light to flow through.

The hallway is well-proportioned and thoughtfully arranged, featuring attractive wood flooring, two ceiling lights, a radiator, and conveniently located thermostat and alarm controls. The staircase, with solid wooden balustrade and carpeted stairs, leads to the dormer bedroom and en-suite above without dominating the space.

Beneath the stairs, a bespoke Sharps desk area creates a discreet and practical workspace, complete with integrated drawers, filing storage and office-style power points.

LIVING ROOM
Positioned at the rear of the bungalow, this warm and inviting living room enjoys lovely natural light throughout the year, with sunlight streaming in through the patio doors to create a bright yet gentle atmosphere.

The room has a relaxed country character, enhanced by a terracotta-toned palette and a log burner that serves as a cosy focal point during the colder months. Patio doors open directly onto the garden and are fitted with quality Hillarys shutters and blinds, also present at the windows. All fitted blinds and light fittings are included in the sale.

Generous and flexible in layout, the space comfortably accommodates seating without feeling crowded, making it equally suited to quiet evenings by the fire or opening the doors on warmer days to enjoy the garden

KITCHEN
The kitchen is a well-designed and practical space with a calm, contemporary country feel. Sage-coloured cabinetry paired with black worktops creates a warm, timeless look, while generous preparation space and storage ensure it works well for everyday living.

Thoughtfully planned lighting — including ceiling spotlights, under-cabinet lighting and window recess illumination — provides a bright working environment that remains relaxed in the evenings.

Fitted with quality, reliable appliances and finishes, the kitchen flows naturally into the dining area, allowing easy interaction without feeling fully open-plan.

UTILITY ROOM
Accessed via the rear door, the utility room is a genuine separate space, originally believed to have been a pantry and since upgraded for improved comfort and usability.

Kingspan insulation and a radiator ensure it remains warm and practical year-round, with ventilation provided by opening windows and a wall vent.

It houses the laundry facilities and boiler, neatly keeping these functional elements separate from the main kitchen.

GROUND FLOOR BATHROOM
The ground-floor bathroom is a beautifully proportioned space, combining classic style with modern comfort. Finished in soft, neutral tones, it feels calm and quietly luxurious.

A freestanding Victorian-style bath with decorative feet and chrome mixer tap creates an elegant focal point, complemented by a separate fully enclosed glass shower — forming a generous four-piece suite ideal for family use or guests. A pedestal basin and WC maintain the traditional feel, while the tiled floor adds warmth and durability.

Natural light filters through a window fitted with an electric white blind (included), and additional comfort is provided by a wall-mounted Mirrorstone infrared panel heater alongside the main radiator.

MAIN GROUND FLOOR BEDROOM
Located at the front of the property, the main ground-floor bedroom is a generous and well-proportioned room, offering a calm and comfortable retreat. It easily accommodates a super king-size bed along with substantial furniture, while still feeling spacious and uncluttered.

A bay-fronted window provides good natural light and is fitted with a blind for privacy. Well positioned for ground-floor living, the room offers easy access to the main bathroom and hallway, with a radiator ensuring warmth in cooler months.

A consistently welcoming space, it works equally well as a principal bedroom or as part of a flexible single-level living arrangement.

SECOND BEDROOM
Positioned at the front of the property, this generously sized and versatile room is currently used as a sitting room but serves equally well as a second bedroom. A wide bay window and additional side windows provide excellent natural light, with fitted blinds and curtains included in the sale.

The room features a recently replaced fireplace with a 3kW Dimplex electric fan heater and under-mantel lighting, creating an inviting focal point. A decorative Mirrorstone infrared panel heater provides supplementary warmth and may be available by separate negotiation.

With neutral décor, soft flooring and a wall-mounted television (available by separate arrangement), this is a flexible and well-appointed space, ideal as a guest bedroom, second reception room or cosy snug.

THIRD BEDROOM
Rising to the first floor, the dormer bedroom is well proportioned and filled with natural light from a Velux window fitted with a sliding blind, offering open sky views at night. The room comfortably accommodates a double bed and could suit a king-size layout, creating a peaceful and private retreat.

Built-in wardrobe areas provide practical hanging space and adaptable storage, with two lit sections benefitting from radiators. Additional boarded eaves storage with lighting offers useful space for suitcases and household items. The room also includes a radiator and multiple double power sockets.

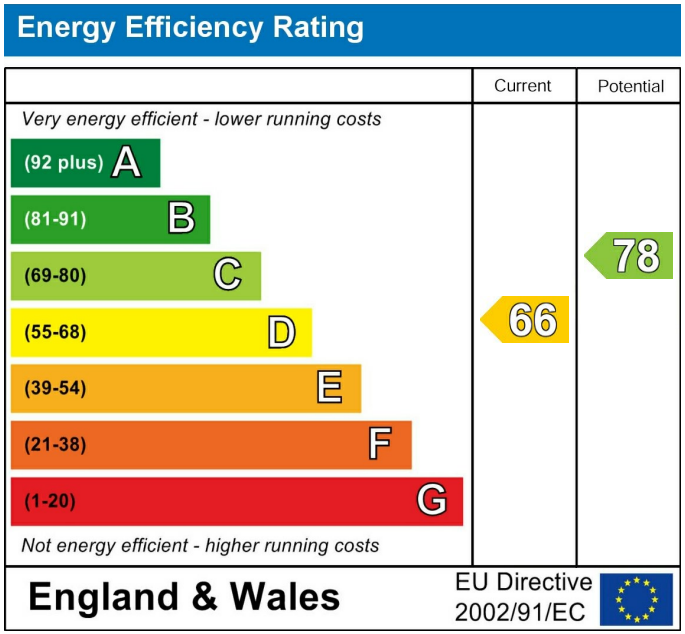
The contemporary en-suite comprises a three-piece suite with shower enclosure, wash basin and WC. A towel radiator, non-electric day-and-night blind, and illuminated mirror complete this smart and functional space.

REAR GARDEN
Patio doors open onto a paved seating area, creating a natural flow between indoor and outdoor living — perfect for dining, morning coffee, or relaxing in warmer months. Beyond the patio, the garden is mainly laid to lawn, bordered by a planted flower bed with established plants, and an area of white chipped stones over paving slabs, formerly used for a brick barbecue.

The garden enjoys excellent natural light throughout the day, with sun tracking from behind the shed in the morning to the right-hand side by evening. A well-maintained, generously sized shed provides practical storage for tools, equipment, or outdoor furniture, combining both functionality and charm.

Material Information - Selby

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






HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


SAMSUNG
HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


SAMSUNG








HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE




HUNTERS
HERE TO GET you THERE




HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE




HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE



