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Astoria Back Lane, Hemingbrough, Selby, YO8 6QP

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Asking Price £415,000

DESCRIPTION

Hunters are delighted to present this beautifully presented three bed link detached property on a substantial plot in the popular village of Hemingbrough. The property is set well back from the road with gardens before entering and a sweeping drive with off road parking for up to 6 vehicles. Also to the front and side of the property are attractive gardens stocked with mature shrubs. The property benefits from UPVC double glazing and quality fitting throughout. The entrance hallway boasts a beautiful solid oak staircase with oak floors, doors and also incorporating a fully tiled cloakroom. The hallway leads to the open plan lounge/ dining area with a front facing window and patio doors to the garden at the rear, oak floors and doors and a lovely inset log burner. The superb kitchen/ diner has plenty of storage with quality integrated appliances which carry throughout to the large utility and then into the garage. Upstairs there are three good sized bedrooms all with fitted wardrobes and units. A large family bathroom with quality fittings and a light airy hallway. To the rear of the property is a large south facing garden with mature shrub borders complete with Indian stone patio area perfect for summer entertaining. A shed and woodstore are also to the very rear of the garden. Viewing 7 days a week by appointment only.

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 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 the A19 take the turning signposted A63 Howden and continue to Hemingbrough and take a right onto Main Street, take the left hand turning into Water Lane, continue along this road then turn left onto Back lane and Astoria can be identified on the left right hand side.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : D

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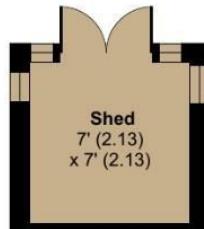
Approximate Area = 1426 sq ft / 132.4 sq m

Garage = 68 sq ft / 6.3 sq m

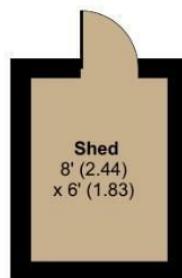
Outbuildings = 97 sq ft / 9 sq m

Total = 1591 sq ft / 147.8 sq m

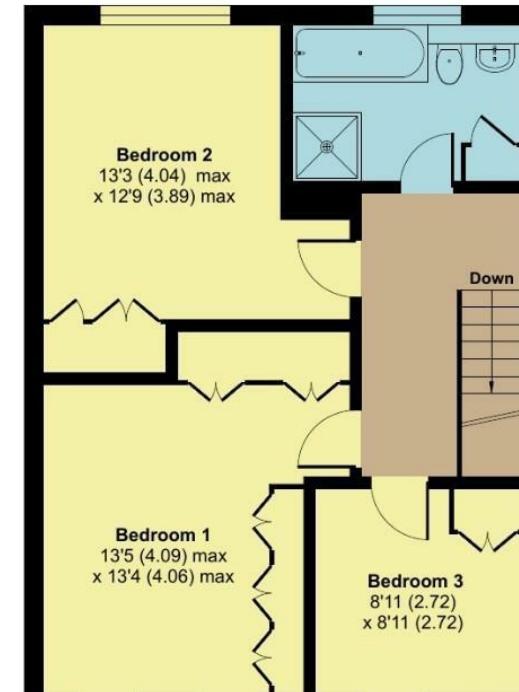
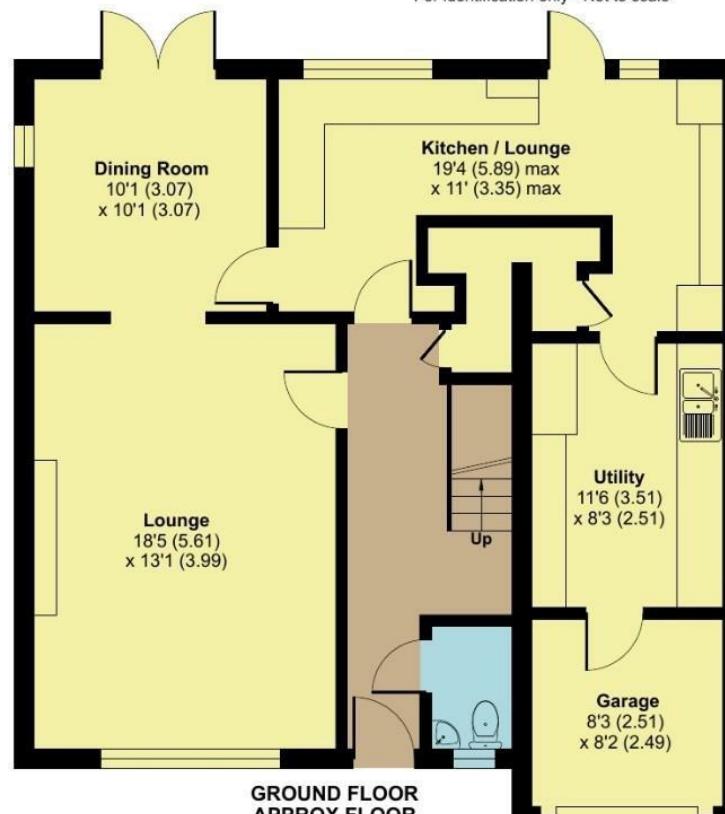
For identification only - Not to scale



OUTBUILDING 2
AREA 4.4 SQ M
(48 SQ FT)



OUTBUILDING 1
AREA 4.5 SQ M
(49 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 56.4 SQ M
(608 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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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		
EU Directive 2002/91/EC		

England & Wales

Environmental Impact (CO₂) 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		

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