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White House Selby Road, Camblesforth, Selby, YO8 8HX

Asking Price £515,000

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Approximate Floor Area = 161.5 sq m / 1738 sq ft
 Summer House = 7.3 sq m / 78 sq ft
 Garage / Store = 3.7 sq m / 40 sq ft
 Total = 172.5 sq m / 1856 sq ft



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 #94395

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

DESCRIPTION

Situated on Selby Road in the charming village of Camblesforth, this exclusive detached house presents an exceptional opportunity for families seeking a spacious and beautifully presented home. Boasting four well-proportioned bedrooms, this property is designed to accommodate modern living with ease.

The house has been thoughtfully updated, having undergone a complete rewiring in 2016, ensuring safety and efficiency throughout. The boiler, which is approximately six years old, provides reliable heating, making this home warm and welcoming during the colder months. Additionally, the flat roof comes with a generous 13 years guarantee, offering peace of mind for future maintenance.

The heart of the home is undoubtedly the open plan modern kitchen and dining room, which creates a welcoming space for both everyday family life and entertaining guests. The contemporary design is complemented by ample natural light, making it a delightful area to gather and enjoy meals together. The well-proportioned bedrooms provide ample room for relaxation and personalisation, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the generous sized enclosed garden, providing a safe and private outdoor space for children to play or for hosting summer barbecues with friends and family. The garden offers endless possibilities for gardening enthusiasts or those simply wishing to relax.

Additionally, planning permission was granted last year for a large side and rear double height extension, which includes the potential for an additional garage. This presents a fantastic opportunity for buyers looking to further enhance their living space and add value to the property.

In summary, this detached house on Selby Road is a rare find, combining modern comforts with the potential for expansion. With its attractive features and prime location in Camblesforth, it is sure to appeal to a variety of buyers seeking a family home that offers both style and practicality. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway, hair salon and general store.

DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth where the property can be identified by our Hunters exclusive for sale board.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; E
EPC rating : C

Features

• INDIVIDUAL DETACHED HOUSE • FOUR BEDROOMS • UPVC DOUBLE GLAZING /EPC C RATING • GAS CENTRAL HEATING SYSTEM • OPEN PLAN KITCHEN/DINING ROOM • GARAGE/STORE • GENEROUS SIZED GARDEN • NO ONWARD CHAIN • FULLY REWIRED IN 2016 • BOILER APPROX 6 YEARS OLD



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