



Derwent Court, Main Street, Wressle, YO8 6EX



Offers In The Region  
Of £625,000

**HUNTERS**  
EXCLUSIVE



# Derwent Court, Main Street, Wressle, Selby, YO8 6EX

## DESCRIPTION

**NO ONWARD CHAIN.** This is a rare opportunity to purchase this generous sized property/plot in this select and peaceful location. Hunters Selby are delighted to offer a beautifully appointed architect designed four bedroom detached property set in an exclusive cul de sac within the pretty rural village of Wressle. This individual property benefits from an oil central heating system, UPVC double glazing and briefly comprises a spacious entrance hall, lounge, dining room, downstairs cloakroom/w.c, utility room, kitchen, family room and conservatory to the ground floor. To the first floor bedroom one with larger than your standard ensuite and walk in wardrobe. There is three further bedrooms, gallery landing and a family bathroom. To the front of the property there is a blocked paved driveway leading to a double garage with ample parking along with a garden laid to lawn. To the rear of the property there is a further wrap around garden laid to lawn with patio area, mature trees and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

## LOCATION

Wressle is a peaceful, rural village situated to the south east of York, which benefits from its own train station with direct access to York, Leeds, and Hull. There is a church, village hall and 14th century castle. The neighbouring village of Bubwith has an excellent range of amenities including the oaks golf & spa club, Leisure Centre and a primary school (rated Outstanding by Ofsted). Further amenities such as hairdressers, supermarket, pubs, restaurants, doctors surgery can be found in the historic market town of Howden as well as local schools. Excellent transport links to the A19, M62, M18 & A1-M1 links. Howden train station operates a direct rail link to London King Cross, Manchester, Leeds and Liverpool.

## DIRECTIONS

From Selby, take the A63 Howden Road. Continue and take the left hand turn sign posted for Wressle. Continue onto Station Road, then onto Brighton Road, turn second right onto Main Street signposted to Brind and then turn left onto Derwent Court where the property can be identified by our Hunters for sale board.

## Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; F

EPC Rating : D







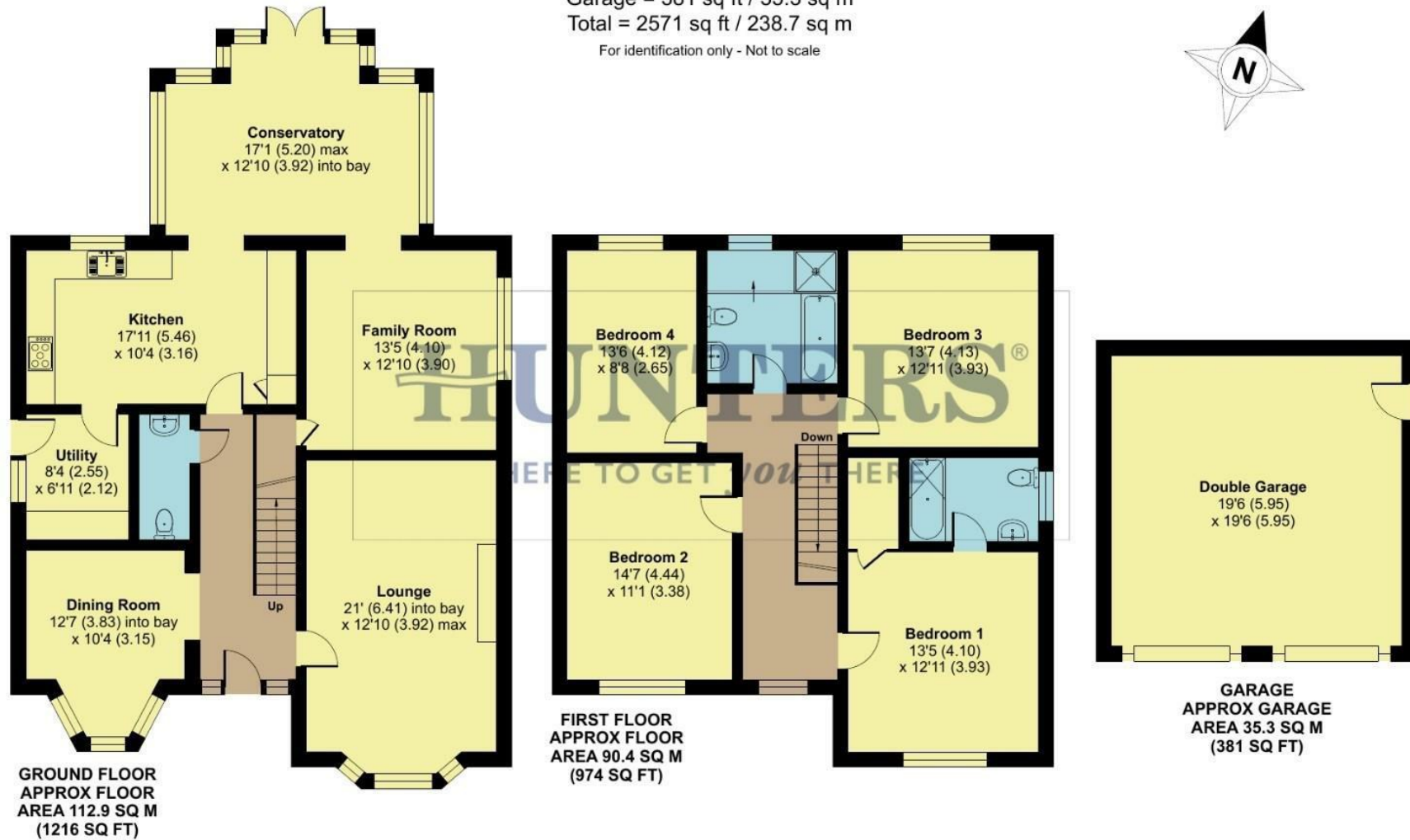
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Approximate Area = 2190 sq ft / 203.4 sq m

Garage = 381 sq ft / 35.3 sq m

Total = 2571 sq ft / 238.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Hunters Property Group. REF: 1300162.










# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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