



HUNTERS[®]
HERE TO GET *you* THERE

Rosewood House Water Lane, Hemingbrough, Selby, YO8
6QL

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Asking Price £320,000

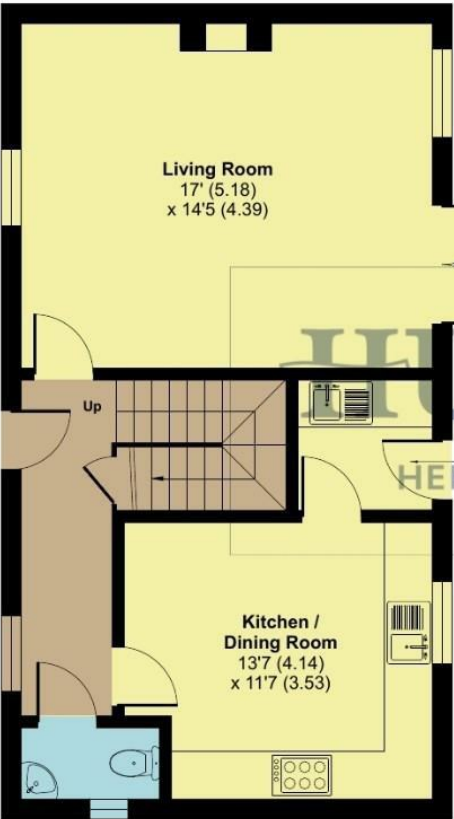
CHAIN FREE -Hunters (Selby) are delighted to offer for sale Rosewood House which oozes character and charm. This well presented three bedroom detached home is situated within a select development in the popular village of Hemingbrough.

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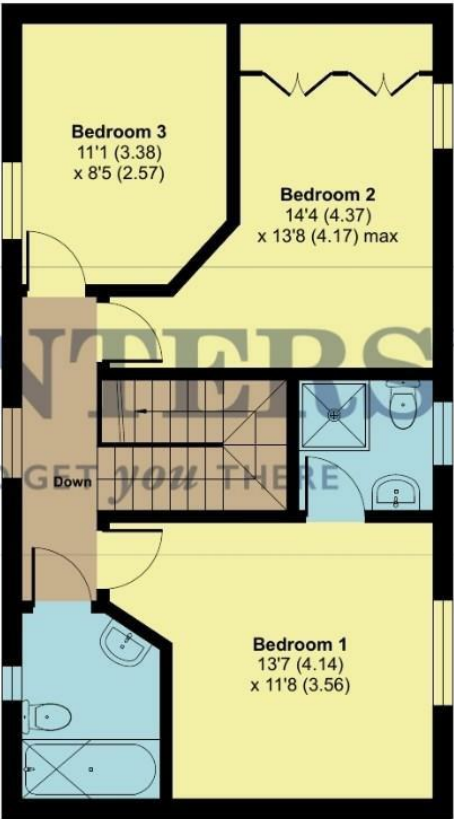
Water Lane, Hemingbrough, Selby, YO8

Approximate Area = 1132 sq ft / 105.1 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1296 sq ft / 120.3 sq m

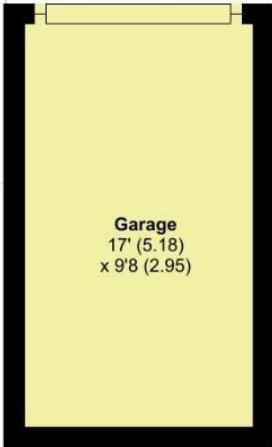
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 52.5 SQ M
(566 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 52.5 SQ M
(566 SQ FT)



GARAGE
APPROX FLOOR
AREA 15.2 SQ M
(164 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1193039



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 (CO ₂) 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		
England & Wales		

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

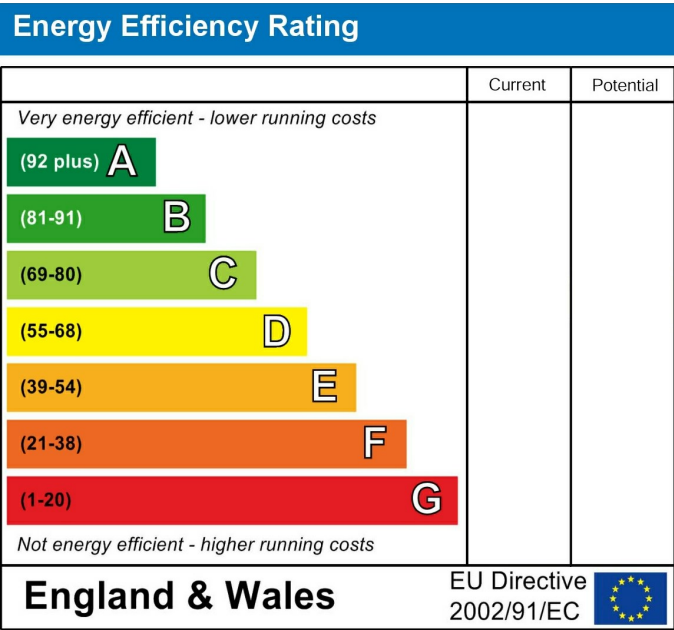
The ancient village of Hemingbrough lies approximately five miles’ south-east of Selby. The landscape in the immediate area is dominated by the beautiful 12th Century St Mary’s Church located within the village. You can also find in the village, a Chinese, a bakery, a convenience store and a pair of 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 :



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.



