



Elmhirst
Parker
Estate Agents & Solicitors



The Laurels Moor Lane

South Duffield
YO8 6TA

Offers in the region of
£565,000



- EXTENDED (2019) DETACHED FORMER FARMHOUSE
- FOUR DOUBLE BEDROOMS AND A LOFT ROOM
- WELL APPOINTED ACCOMMODATION
- TWO RECEPTIONS PLUS A GARDEN ROOM
- COTTAGE STYLE KITCHEN WITH SEPARATE UTILITY
- EN-SUITE TO BEDROOM 1
- LANDSCAPED REAR GARDEN EXTENDING TO A THIRD OF AN ACRE
- QUIET RURAL VILLAGE LOCATION
- DETACHED DOUBLE GARAGE





Situated in the rural village of South Duffield just to the north of Selby, this delightful detached house on Moor Lane offers a perfect blend of modern living and rustic charm. Originally a farmhouse, this extended property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. The cottage-style kitchen exudes warmth and character, making it an inviting space for family meals and gatherings. With four generously sized double bedrooms plus a loft room, this residence is ideal for families or those seeking extra space for guests or a home office. One of the standout features of this home is the beautifully landscaped rear garden, which spans about a third of an acre. This outdoor oasis is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. The garden room, which overlooks the rear garden, provides a serene spot to enjoy the views and connect with nature. This property is a rare find, combining the charm of a former farmhouse with modern comforts, all set in a peaceful village location. Whether you are looking for a family home or a peaceful retreat, this house on Moor Lane is sure to impress.

Composite entrance door with storm porch over leading into:-

Living Room

5.80m max x 5.34m (19'0" max x 17'6")

A large comfortable living space with a beamed ceiling and hardwood french oak flooring. Having a feature brick fireplace and tiled hearth housing a multi-fuel burner. A bay window to the front elevation has a radiator beneath and there is a further window to the side. An open spindled staircase leads to the first floor.

Dining Room

3.95m x 3.76m (12'11" x 12'4")

With beams to the ceiling and hardwood french flooring. Having a feature fireplace and tiled hearth housing a LPG fire. Bay window to the front elevation with a radiator beneath.

Kitchen

3.95m x 3.95m (13'0" x 13'0")

A cottage style kitchen with beams to the ceiling and a good range of hardwood fronted base and wall units. Complimentary work surfaces incorporating a sink unit with a mixer tap over. A central island unit with further storage space and shelving. Space for a range style cooker inset into an alcove with extractor and mantel shelf over. Integrated dishwasher and fridge freezer. Door into:-

Garden Room

4.79m x 3.64m (15'8" x 11'11")

This is an extended part of the property constructed in 2019 and is another good sized living space with an extensive view over the rear garden. Having a LPG fire and patio doors leading to the rear. There is a separate area that would be useful for storing shoes, coats etc.

Utility / Cloakroom

2.58m x 1.89m (8'5" x 6'2")

Having plumbing for a washing machine and venting for a dryer along with further units useful for storage. There is also a wc and wash hand basin.

Landing

With doors off. Stairs upto the loft room.

Bedroom 1

4.27m x 3.67m (14'0" x 12'0")

Being of a double size and having a window to the front elevation and a radiator beneath. Opening to:-

En-Suite Shower

Having a shower cubicle and wash hand basin inset into a vanity unit.

Bedroom 2

4.21m x 3.65m (13'9" x 11'11")

Being of a double size and having a window to the front elevation with a radiator beneath.

Bedroom 3

4.03m max x 3.95m max (13'2" max x 12'11" max)

Being of a double size and having a window to the rear elevation and a radiator beneath. Cupboard housing the boiler which was installed in 2024 and hot water tank.

Bedroom 4

3.95m max x 2.67m (12'11" max x 8'9")

Being of a double size and having a window to the rear elevation and a radiator beneath. Built in storage cupboard.



Bathroom

2.78m x 2.61m (9'1" x 8'6")

Being fully tiled and having a white suite comprising freestanding bath, wash hand basin inset into a vanity unit with further built in storage and a wc. Separate shower cubicle with rainfall shower. Having a window to the rear elevation and a chrome style ladder effect towel rail.

Loft Room

4.12m x 3.02m (13'6" x 9'10")

Having a velux window and a radiator.

Garage

A detached double garage with a personal door and window to the side. A new roof was fitted in 2019 and there is also a log burner housed within.

Outside

A stand out feature of this property is the large landscaped garden to the rear which is well established and extends to approx a third of an acre. Consisting of a lawned area, mature shrubs and trees and a large paved patio area, there is also a sunken pond, two sheds and a greenhouse. The oil tank was replaced in 2024.

Summerhouse

With windows to the front and double doors opening into the garden.

Covered Patio

A timber framed covered patio with paving beneath.

Utilities

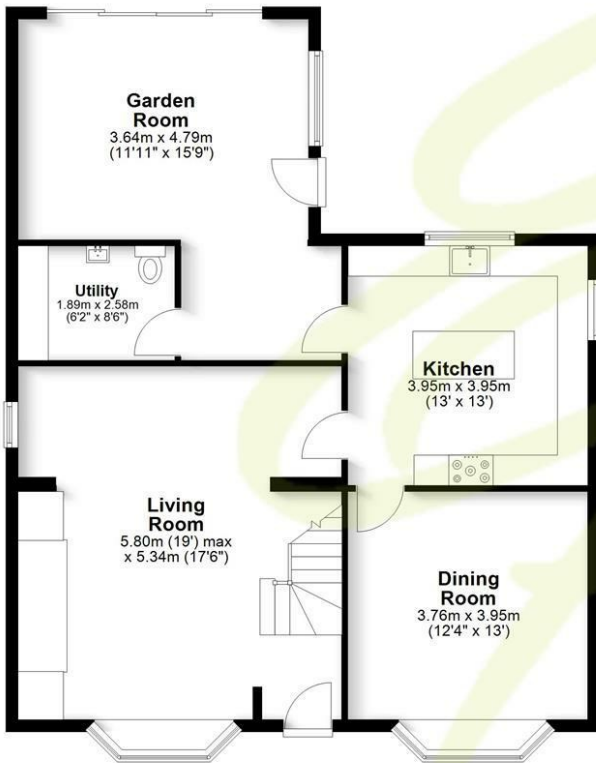
Mains Electric
Oil Central Heating
Some LPG
Mains Water (Not Metered)
Mains Sewerage
Mobile* 4G
Broadband* FTTP - Ultrafast

*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.



Ground Floor

Approx. 92.0 sq. metres (990.0 sq. feet)



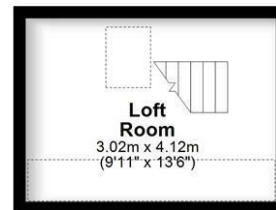
First Floor

Approx. 72.8 sq. metres (784.1 sq. feet)



Second Floor

Approx. 12.5 sq. metres (134.1 sq. feet)



Total area: approx. 177.3 sq. metres (1908.2 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.

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		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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