



25 Villa Close

Hemingbrough
YO8 6RE

Offers in the Region of
£245,000

4 Bed Detached House

- DETACHED HOUSE WITH KITCHEN EXTENSION
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- EN-SUITE SHOWER TO MASTER BEDROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN

 Elmhirst
Parker
SOLICITORS & ESTATE AGENTS





*** EXTENDED FOUR BEDROOM DETACHED HOUSE *** situated in the popular village of Hemingbrough some 5 miles to the east of Selby and providing good sized accommodation. A particular feature of the property is the kitchen extension which provides a bright and airy living space. There are also four bedrooms with an en-suite shower room to the master, two reception rooms, downstairs cloakroom, gardens to the front and rear and a garage. The property is offered with no onward chain.

Accommodation

Storm porch entrance over a white UPVC entrance door leading into;

Hall:
Having wood effect flooring. Stairs off to the first floor and storage cupboard. Central heating radiator.

Cloakroom: 0.83m x 2.05m (2'7" x 6'7")
Having a suite comprising low flush w.c. and wash hand basin. Central heating radiator.

Living Room: 5.51m x 3.46m (18'1" x 11'4")
Having a feature fireplace with marble effect back and hearth incorporating a coal effect gas fire. Bay window to the front elevation. Two central heating radiators. Double Doors leading into:-

Dining Room: 3.64m x 3.46m (11'9" x 11'4")
Currently used as an office. Having French doors leading out into the rear garden. Central heating radiator.

Kitchen: 5.2m max x 4.37m max (17'1" max x 14'3" max)
This is a good sized, bright and airy room and is the extended part of the property. It has an extensive range of cream coloured country style base and wall units including an integrated fridge/freezer. Contrasting work surfaces incorporating a Belfast sink and tiled splashbacks. Space for range style cooker and extractor over. Dining area with space for dining



table. Two windows to the rear elevation and a door leading to the side.

FIRST FLOOR

Bedroom 1:
3.43m x 3.54m (11'3" x 11'6")

Having a window to the rear elevation with central heating radiator beneath.

En-Suite Shower:
1.92m x 1.59m (6'3" x 5'2")

Having a suite comprising shower unit, hand wash basin set in vanity unit with further storage unit and low flush w.c. Tiled floor and chrome radiator/towel rail.

Bedroom 2:
3.07m x 3.01m (10'1" x 9'9")

Having two windows to the front elevation with a central heating radiator beneath.

Bedroom 3:
3.00m x 2.30m (9'8" x 7'6")

Having a window to the front elevation with a central

heating radiator beneath.

Bedroom 4 :
2.49m x 1.96m (8'2" x 6'4")

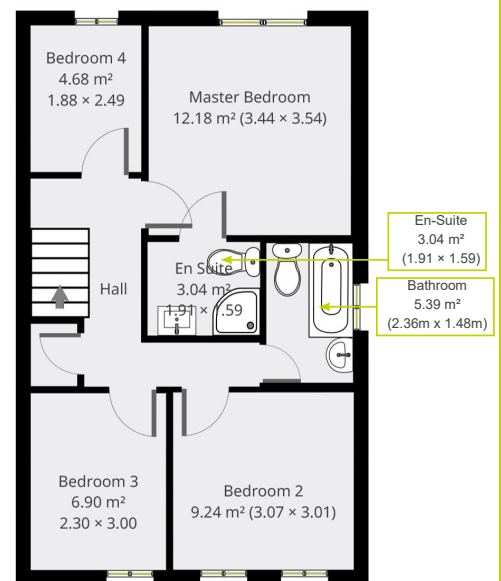
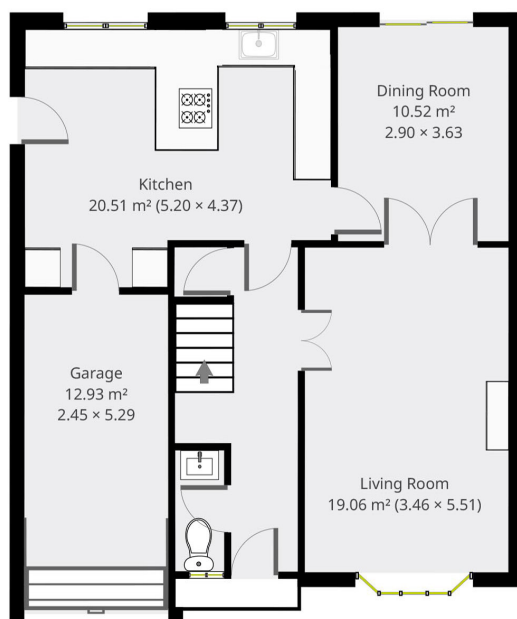
Having a fitted wardrobe and window to the rear elevation with central heating radiator beneath.

Bathroom:
2.36m x 1.48m (7'7" x 4'9")

Having a suite comprising panelled bath with mixer shower over, pedestal wash hand basin and low flush w.c.

Outside:

To the front is a large block paved area providing ample off road parking and a small gravelled area. This leads to the garage (5.29m x 7.61m) which has an up and over door and houses the central heating boiler and electric fusebox. The rear garden has been laid mainly to lawn and also has a patio area.



115 SQ.M (1237 Sq ft.)
Approximate Total Floor Area

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) 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	
England, Scotland & Wales	EU Directive 2002/91/EC

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