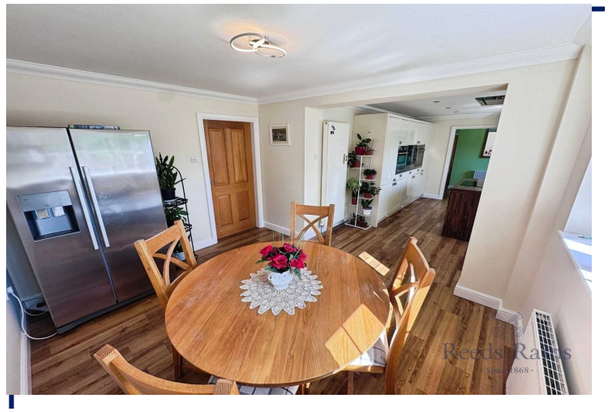
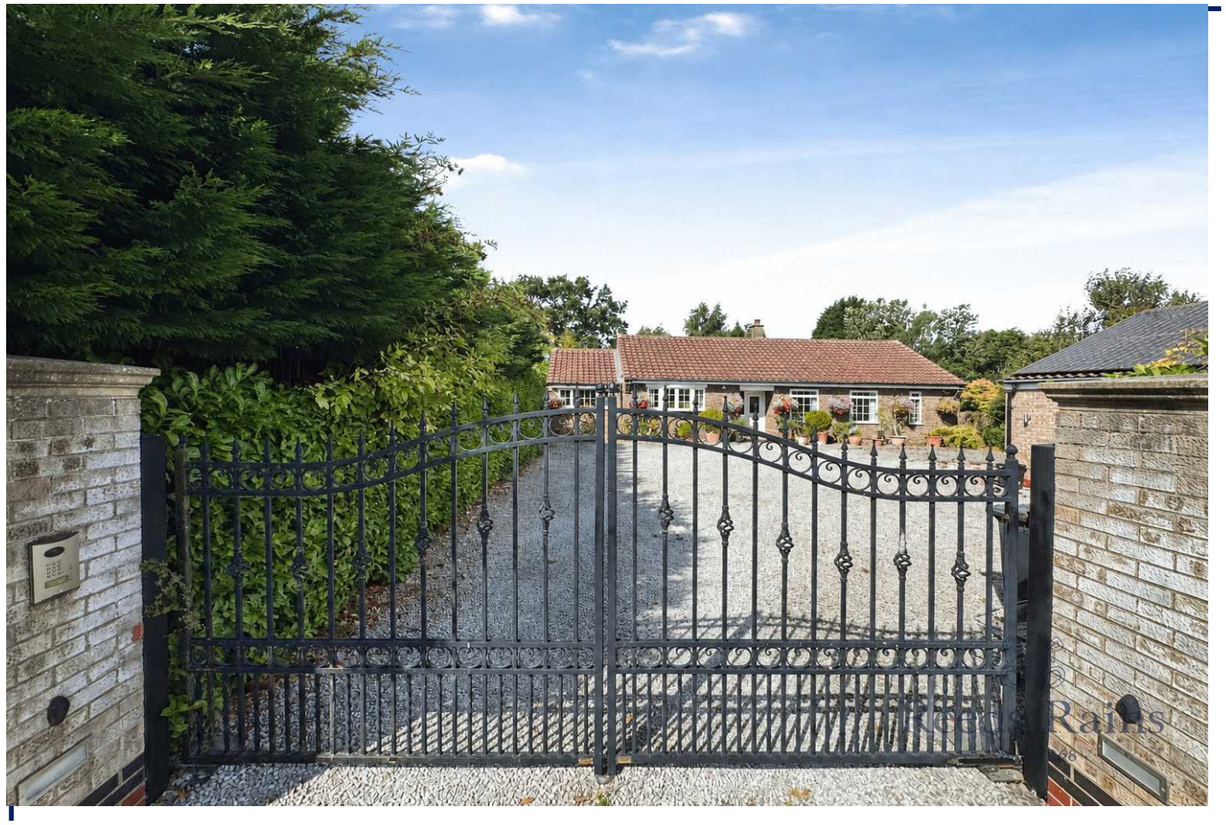
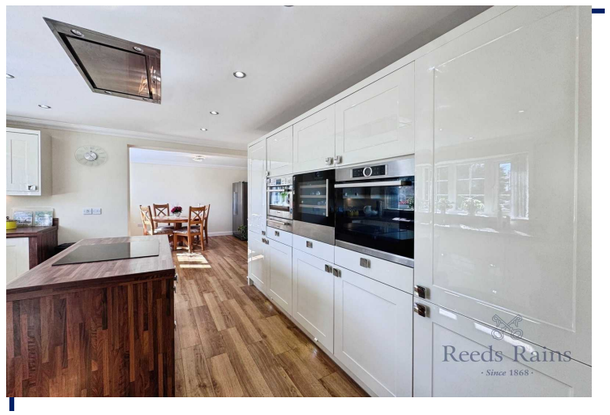
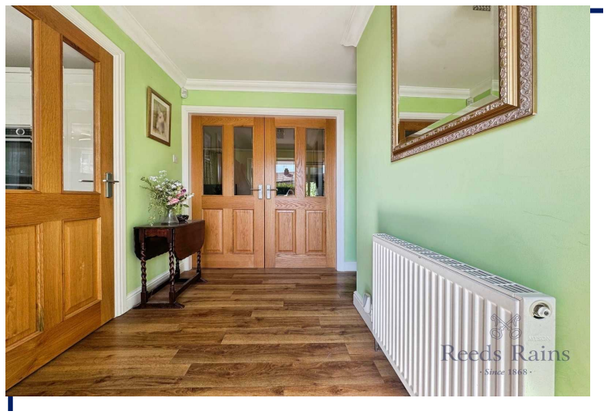
















Willow Garth, Back Lane,
Hemingbrough, Selby, North
Yorkshire, YO8

Guide Price: £450,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Willow Garth, Back Lane, Hemingbrough, Selby, North Yorkshire, YO8

Guide Price: £450,000 Freehold

Council Tax Band: E
EPC Rating: C

Reeds Rains Selby are delighted to bring to market this well positioned property located in the much desired village of Hemingbrough. Don't delay book a viewing today!

Our View
A beautifully presented and versatile detached bungalow offering generous living accommodation, three large bedrooms, spacious reception rooms and excellent outdoor space. The bright open-plan living area flows seamlessly from the kitchen and dining room, with French doors opening onto the patio and garden, creating an ideal space for family life and entertaining.

The property also benefits from a useful utility room, a Jack and Jill family bathroom serving the bedrooms, ample off-street parking, a garage and secure gated access. The well-proportioned reception rooms offer flexibility and scope to adapt the accommodation to suit individual needs and lifestyle.

Outside, the enclosed gardens provide a fantastic setting for relaxation and entertaining, featuring a split-level patio, dedicated BBQ area with pergola, substantial lawn, mature planting and a large garden shed. Combining generous accommodation, flexible living spaces and impressive outdoor areas, this detached bungalow is an excellent family home with plenty of scope to make it your own.

Location
Set within the popular village of Hemingbrough, this property enjoys a pleasant village setting with a strong sense of community and a range of local amenities close by. Hemingbrough offers convenient access to nearby Selby and York, while the surrounding countryside provides a variety of opportunities for walking and outdoor pursuits. The village is well placed for those seeking a balance of rural living with excellent road links to the wider area.

Kitchen
13'4" x 12'3" (4.06m x 3.73m)
A well-appointed kitchen featuring cream gloss wall and base units with dark brown timber-effect laminate worktops. A central island provides additional workspace and creates a practical focal point. The kitchen also includes an integrated oven and microwave/grill, sink with mixer tap and drainer, and a uPVC window providing natural light.

Lougue/sitting room
21'9" x 13' (6.63m x 3.96m)
A spacious lounge and sitting room enjoying lovely views over the generous rear garden. Large patio doors open onto the decking, creating a seamless connection to the extensive, enclosed and private gardens. A uPVC window and radiator complete the room.

Utility Room
9'4" x 7'6" (2.84m x 2.29m)
A practical utility room with wall and base units, sink, plumbing for appliances, uPVC window and radiator. A back door provides direct access to the large patio and dining area, making it a useful space for everyday family living.

Lougue Dining Room
30'6" x 11'6" (9.3m x 3.5m)
A welcoming dining area featuring a characterful fireplace, with open plan lounge. The open aspect seamlessly connects with the sitting room while a uPVC window and radiator complete the space.

Dining Room
11' x 9'4" (3.35m x 2.84m)
Bright and airy dining room, with uPVC window to the front elevation, with doorway leading into the utility room, and kitchen. Which the kitchen forms the heart of the home, flowing into the dining area to create a sociable and versatile space, ideal for family dining and entertaining.

House Bathroom
12' x 9' (3.66m x 2.74m)
A well-appointed Jack and Jill house bathroom with doors leading from both bedrooms. The room features his and hers vanity sinks with integrated mirrors, a large walk-in shower and WC, providing a practical and well-designed space.

Master Bedroom
17'3" x 10' (5.26m x 3.05m)
To the rear elevation with upvc window and radiator.

Ensuite Bathroom
12'4" x 4'9" (3.76m x 1.45m)
An en-suite featuring a large shower, vanity unit with sink and WC, complemented by neutral tiling and a heated towel rail.

Bedroom 2
14'4" x 9' (4.37m x 2.74m)
To the front elevation with upvc window and radiator.

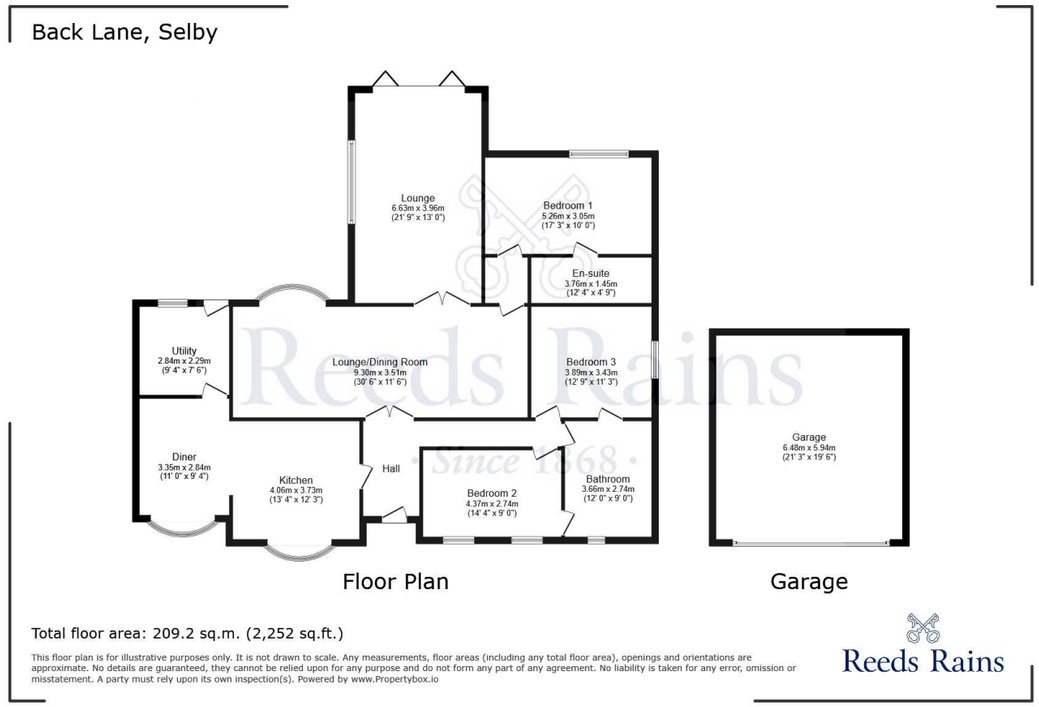
Bedroom 3
12'9" x 11'3" (3.89m x 3.43m)
To the rear elevation with upvc window and radiator.

External
Accessed via two remotely operated electric gates with decorative wrought-iron fencing and brick pillars. The generous front courtyard provides off-street parking for multiple vehicles and access to the garage, with an inset storm porch, courtesy lantern and PIR security lighting.

The enclosed gardens feature established laurel hedging, a flagged pathway leading to the rear, and a split-level patio with a lockable stone-built outhouse. The substantial rear lawn is bordered by decorative slate beds, mature shrubs, bushes and trees. A dedicated BBQ area with a pergola provides an ideal space for outdoor entertaining, complemented by a large garden shed, further outdoor lighting and an external tap.



For full EPC please contact the branch.



Total floor area: 209.2 sq.m. (2,252 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Other important information which you will need to know about this property can be found at reedsrains.co.uk