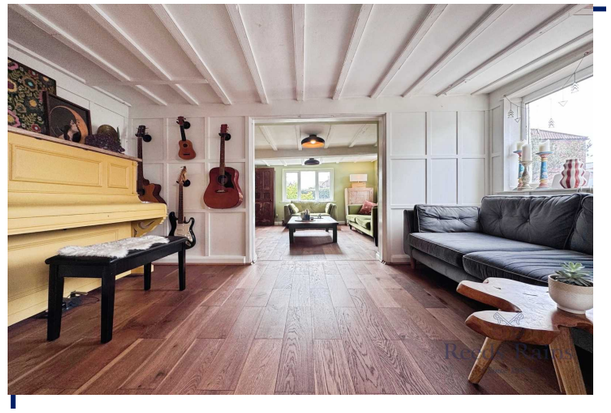


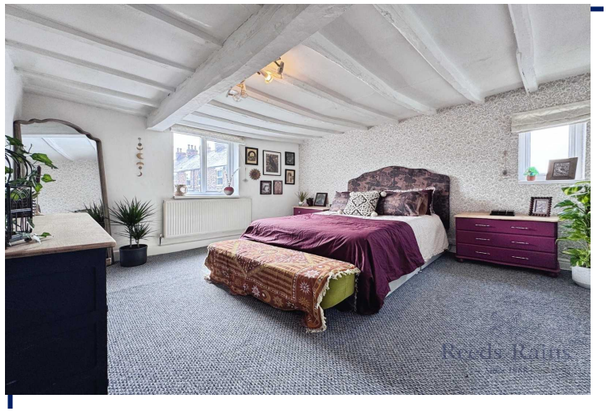


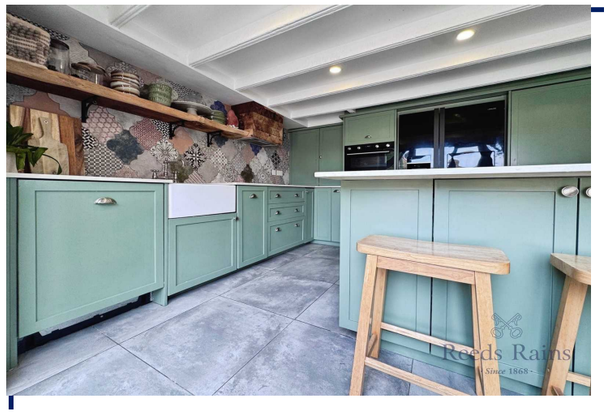












Lily House, Main Street,
Hemingbrough, Selby, North
Yorkshire, YO8

Guide Price: £425,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Lily House, Main Street, Hemingbrough, Selby, North Yorkshire, YO8

Guide Price: £425,000 Freehold

Council Tax Band: E
EPC Rating: D

Reeds Rains Selby are delighted to welcome to the market this stunning six-bedroom detached property in the highly desirable village of Hemingbrough, offering character, versatile living and a useful annex with business or multigenerational potential.

Kitchen Dining Room
15'4" x 11'4" (4.67m x 3.45m)
The kitchen features a stylish range of shaker-style cabinetry, paired with sleek quartz countertops and a traditional ceramic butler sink. A comprehensive selection of integrated appliances includes a ceramic hob with extractor, double electric oven and dishwasher, alongside dedicated space for a freestanding fridge/freezer. The generous central island provides valuable additional storage and incorporates a convenient breakfast bar, creating an ideal space for casual dining and entertaining. Oak-framed double-glazed patio doors open directly onto the rear garden, allowing plenty of natural light into the room.

Living Room
13'7" x 12'8" (4.14m x 3.86m)
Living room featuring two UPVC double-glazed windows, a charming wood-burning stove and a warm, inviting atmosphere. Useful storage cupboard and access through to the music room.

Dining Room
12'8" x 11'4" (3.86m x 3.45m)
A well-proportioned dining room offering a pleasant setting for entertaining and family meals, featuring a upvc double-glazed window to the side elevation providing natural light, together with a radiator.

Music Room
12'8" x 6'7" (3.86m x 2m)
A versatile reception space ideal for use as a music room, home office or hobby area, with a uPVC double-glazed window to the side elevation allowing natural light into the room,

Family Room
7'8" x 14'11" (5.38m x 4.55m)
A spacious and versatile family room, enjoying plenty of natural light from uPVC double-glazed windows to the front and side elevations. upvc double-glazed patio doors provide direct access to the garden, while a radiator ensures a comfortable environment. The room also benefits from convenient internal access to the adjoining annex.

Utility Room
8'7" x 6'7" (2.62m x 2m)
A practical and well-appointed utility area, offering ample storage with a range of traditional shaker-style cupboards, together with designated connections and space for a washing machine and tumble dryer.

House Bathroom
6'7" x 6'2" (2m x 1.88m)
The bathroom benefits from a upvc double-glazed obscure window, allowing natural light while maintaining privacy. A stylish freestanding roll-top bath takes centre stage, complemented by a WC and wash hand basin incorporated into a contemporary vanity unit. A heated towel rail/radiator completes the space.

Bedroom One
13'7" x 12'6" (4.14m x 3.8m)
Featuring upvc window to the front & side elevation and radiator.

Dressing Room
13' x 6'7" (3.96m x 2m)
Featuring upvc window to the side elevation and radiator.

Bedroom Two
13'4" x 12'11" (4.06m x 3.94m)
Featuring upvc window to the front elevation with feature fireplace storage cupboard and radiator.

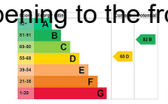
Bedroom Three
11'4" x 7'2" (3.45m x 2.18m)
Featuring upvc window to the rear elevation and radiator.

Bedroom Four
11'4" x 6'11" (3.45m x 2.1m)
Featuring upvc window to the rear elevation and radiator.

Bedroom Five
13'7" x 12'5" (4.14m x 3.78m)
Featuring upvc window fireplace and radiator.

Shower Room
6'7" x 6'1" (2m x 1.85m)
A modern shower room featuring a spacious walk-in shower with a sleek glass screen and contemporary waterfall shower head. The suite is completed by a WC and stylish wash hand basin with integrated vanity storage, along with a radiator for added comfort.

Annex Kitchen - Diner
19'2" x 15'9" (5.84m x 4.8m)
A bright and versatile kitchen/dining space, thoughtfully arranged with a contemporary range of high-gloss wall and base cabinetry, complemented by practical work surfaces and a stainlesssteel sink with drainer. Integrated appliances include an electric oven, fridge/freezer and ceramic hob with extractor. The room also provides generous space for a sofa and dining table, making it ideal for both everyday living and entertaining. Further benefits include, upvc double-glazed windows to the front and side elevations, and a upvc double-glazed entrance door opening to the front.



For full EPC please contact the branch.

Annex Shower room
6'11" x 6'1" (2.1m x 1.85m)
A well-appointed shower room comprising a glazed shower enclosure, contemporary WC and wash hand basin with useful vanity storage beneath. A radiator provides additional warmth and comfort.

Bedroom six
10'4" x 9'4" (3.15m x 2.84m)
Featuring upvc window to the rear and side elevation and radiator.

External
The property is approached via an attractive gravelled front garden, complemented by mature trees and a paved pathway leading from the entrance gate to the front door. To the side, a block-paved driveway provides off-road parking for two vehicles, with additional private access leading through to the rear of the annex. A useful shed and bin storage area are discreetly positioned behind enclosed fencing.
The rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a predominantly gravelled finish enclosed by brick-built walls, creating a good degree of privacy. Well-established planted borders add colour and interest, while the garden is arranged into separate seating and entertaining areas, making it an ideal setting for summer barbecues and family gatherings. The patio doors from the kitchen open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces and providing an excellent opportunity for alfresco dining.



Total floor area: 221.0 sq.m. (2,378 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

Reeds Rains

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