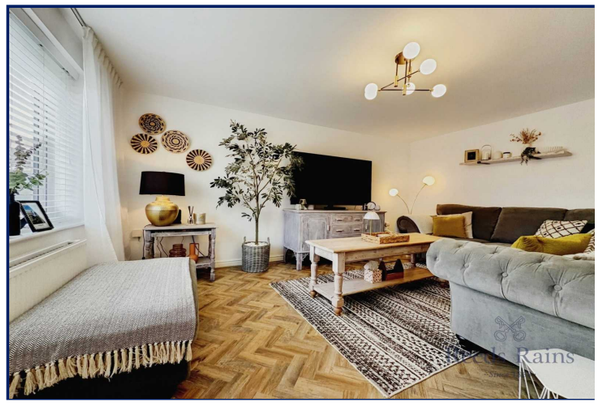
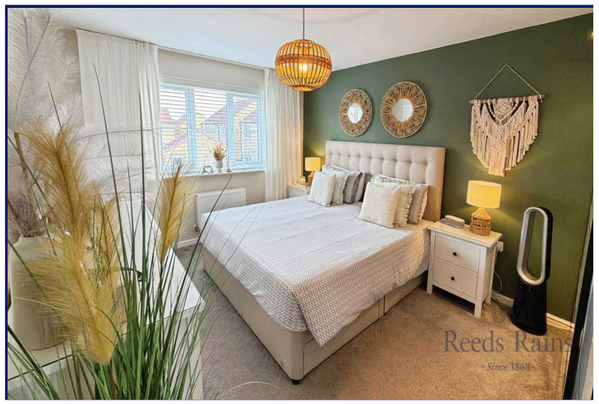
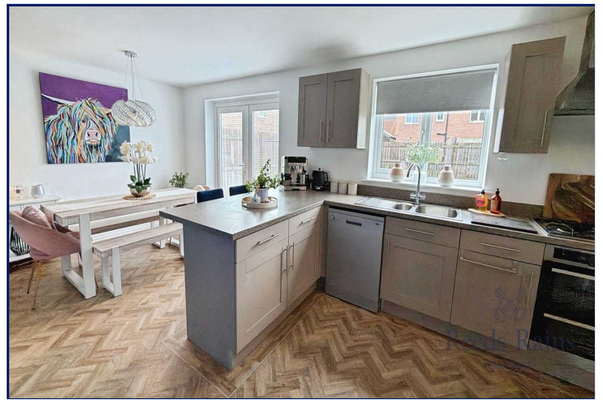
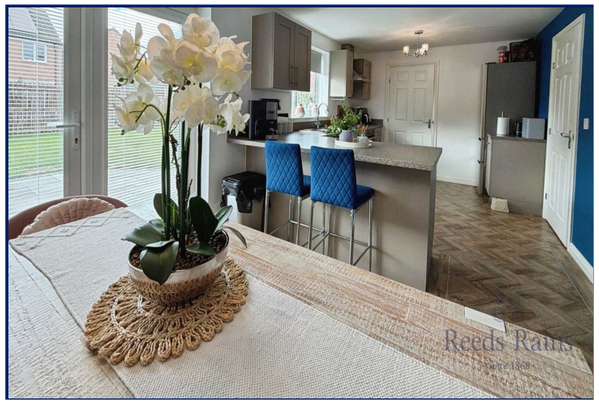


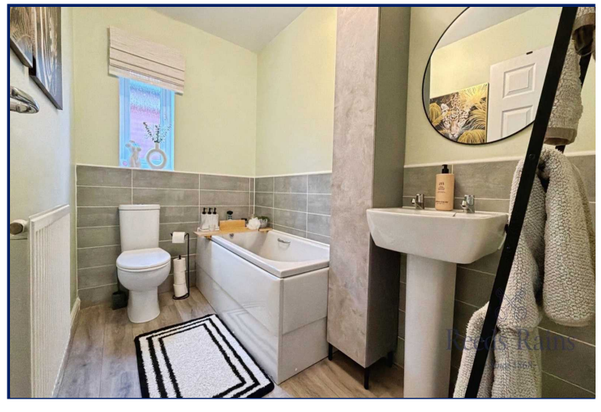


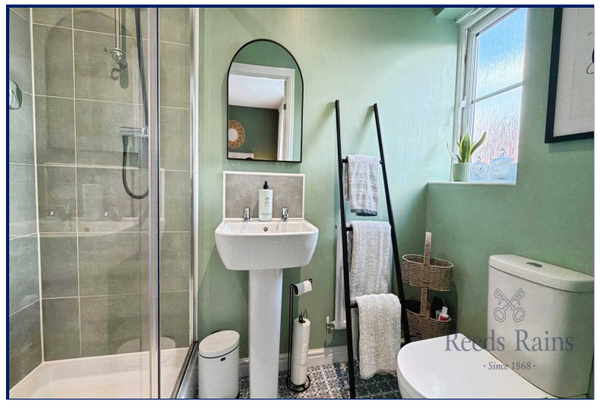












Palm House Drive, Selby, North Yorkshire, YO8

Offers Over: £330,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Palm House Drive, Selby, North Yorkshire, YO8

Offers over: £330,000 Freehold

Council Tax Band: D
EPC Rating: C

*** STUNNING FIVE BEDROOM DETACHED PROPERTY *** AMPLE LIVING SPACE *** MODERN KITCHEN/DINER *** USEFUL UTILITY ROOM *** DOWNSTAIRS W.C *** MASTER BEDROOM WITH ENSUITE *** POPULAR LOCATION *** CLOSE TO SELBY TOWN CENTRE *** SPACIOUS DRIVEWAY INTERGAL GARAGE ***IDEAL FAMILY HOME **

Main Description
A beautifully maintained five-bedroom detached property in the sought-after Staynor Hall development, offering spacious, well-planned accommodation and presented in like-new condition. Early viewing is highly recommended to fully appreciate all this impressive home has to offer.

Situated on the popular Staynor Hall development, this attractive detached home is ideal for families seeking generous living space, modern convenience and a well-connected location.
The ground floor opens into an entrance hallway leading to a spacious lounge, providing a welcoming space to relax. To the rear, an impressive kitchen/dining room offers an excellent setting for both everyday family life and entertaining, with a range of modern fitted wall and base units, built-in cooking facilities and integrated appliances. A separate utility room provides additional practicality, alongside a convenient ground-floor WC.

To the first floor, the property offers five bedrooms, including four well-proportioned double bedrooms and a versatile fifth bedroom, ideal for use as a nursery, home office or dressing room. The principal bedroom benefits from its own en-suite shower room, while a family bathroom serves the remaining bedrooms.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn and offering an ideal space for outdoor relaxation and family activities. To the front, a driveway provides off-road parking and access to the integral garage.

Further benefits include gas central heating, uPVC double glazing and the excellent presentation throughout.

Location
The Staynor Hall development is conveniently located off Bawtry Road, close to the Selby Bypass. Selby Town Centre has a wide range of shopping facilities, fantastic choice of Leisure activities and supermarkets including Lidl, Sainsbury's, Tesco, Morrisons and Aldi. The historic town of Selby boasts the historic Selby Abbey, multiple schools, and various retail parks. For the commuter, Selby is well placed for access to the A19 and A63 which in turn provides links to York, Leeds, Doncaster. where as the rail way station being 10-15 minutes walking distance away provides links to Hull, Leeds Doncaster and even London.

Our View
Presented in like-new condition, this impressive five-bedroom detached home offers spacious family accommodation, an integral garage, driveway parking and an enclosed rear garden. Internal viewing is strongly recommended to appreciate the quality and space on offer. Don't delay book your viewing today!

Entrance Hall

Lounge
15'1" x 10'10" (4.6m x 3.3m)
A spacious reception room offering a comfortable setting for relaxing and entertaining.

Kitchen Dining Room
20'4" x 9'11" (6.2m x 3.02m)
An impressive open-plan kitchen and dining space fitted with a modern range of wall and base units, built-in cooking facilities and integrated appliances, with ample room for a family dining table.

Utility Room
6'5" x 5'4" (1.96m x 1.63m)
A useful separate utility room featuring plumbing for a washing machine, a storage cupboard, the combination boiler and a frosted-glass door providing access to the rear garden. There is also access to the ground-floor WC.

WC
Fitted with a WC, hand wash basin with chrome mixer taps and radiator, together with a double-glazed side window.

Garage
16'6" x 10' (5.03m x 3.05m)

First Floor Landing
Providing access to all five bedrooms and the family bathroom.

Bedroom One
10'11" x 10'10" (3.33m x 3.3m)
A well-proportioned double bedroom complemented by a private en-suite shower room.

Ensuite Bathroom
8'2" x 4'3" (2.5m x 1.3m)
A convenient en-suite facility serving the principal bedroom.

Bedroom Two
13'2" x 12'4" (4.01m x 3.76m)
A generous double bedroom.

Bedroom Three
10'3" x 10' (3.12m x 3.05m)
A further spacious double bedroom.

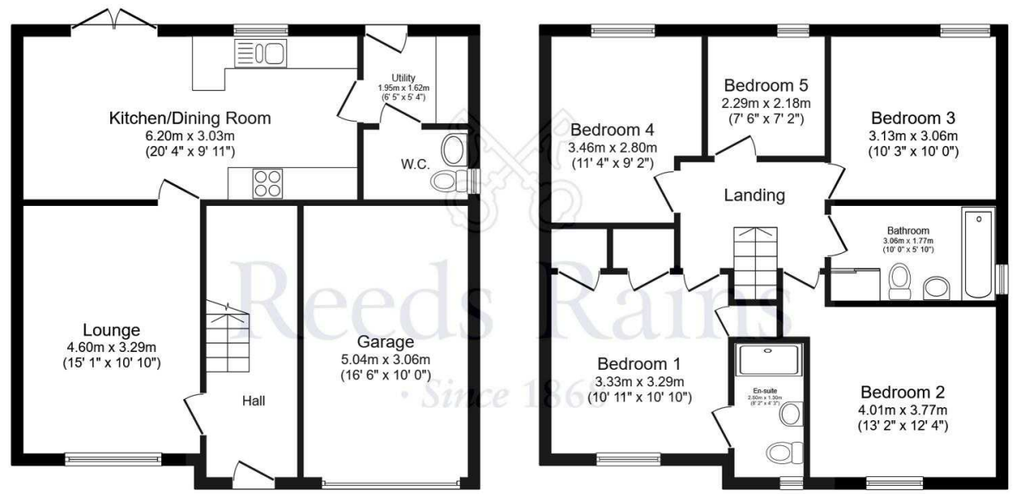
Bedroom Four
11'4" x 9'2" (3.45m x 2.8m)
A well-sized bedroom offering flexible accommodation.

Bedroom Five
7'6" x 7'2" (2.29m x 2.18m)
A versatile additional room, ideally suited to a home office, nursery or single bedroom.

Bathroom
10' x 5'10" (3.05m x 1.78m)
The family bathroom serves the remaining bedrooms.

External
A good-sized, enclosed rear garden, predominantly laid to lawn and offering space for outdoor entertaining, gardening and family use.

Palm House Drive, Selby

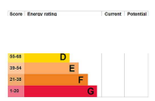


Ground Floor | First Floor

Total floor area: 128.6 sq.m. (1,384 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



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

For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a refe fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.