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9 Oakfield Lane, Hemingbrough, Selby, YO8 6RH

A beautifully presented four-bedroom detached family home in a quiet Hemingbrough cul-de-sac, offering spacious living, a master en-suite, generous gardens, and excellent access to local schools and amenities.

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9 Oakfield Lane, Hemingbrough, Selby, North Yorkshire, YO8 6RH

Guide Price: £350,000

- Detached Family Home
- Four Bedroom/Two Bathroom
- Well Maintained Garden
- Cul-De-Sac Location
- Integral Garage
- Impressive Kitchen/Dining Room
- 'Villeroy & Boch' Ensuite Bathroom
- Freehold Purchased 2007







General remarks

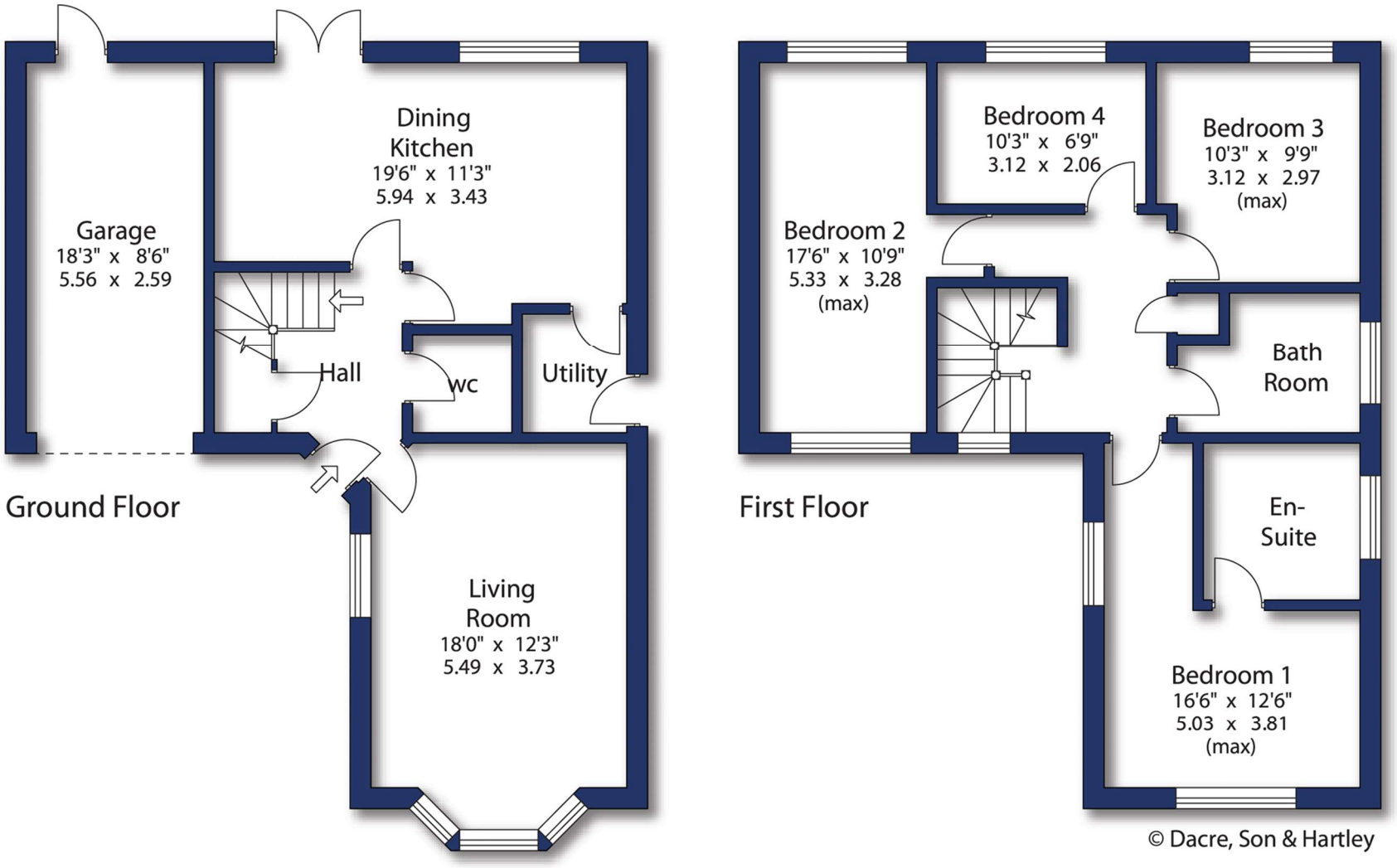
Nestled in the sought-after village of Hemingbrough, this beautifully presented four-bedroom detached family home offers both comfort and convenience in a quiet cul-de-sac location. Hemingbrough is well known for its strong sense of community and excellent local amenities, including a shop, post office, village bakery, Chinese takeaway, and two welcoming pubs – The Crown and The Fox & Pheasant – perfect for socialising. The village also benefits from countryside walks on the doorstep and the popular R&R equestrian and outdoor pursuits shop. With easy access to Selby, Howden and York, the property is ideally positioned for commuters while still providing the charm of village life.

The heart of the home is the spacious kitchen/diner, perfect for family meals and entertaining, complemented by a separate utility room for added practicality. The kitchen and utility both feature beautiful granite worktops. The property also features an understairs cupboard for additional storage. A bright and welcoming sitting room offers a relaxing space to unwind, while the integral garage provides excellent storage or the potential for conversion, subject to planning. The property also benefits from a generous driveway, ensuring ample off-street parking, and a new boiler was fitted in November 2021 for added peace of mind.

Upstairs, the master bedroom boasts a luxurious Villeroy & Boch en-suite shower room, creating a stylish and private retreat for parents. Two further well-proportioned double bedrooms provide plenty of space for family or guests, while the fourth bedroom – a large single – is currently utilised as a home office, ideal for those working remotely. A family bathroom completes the first-floor accommodation, catering well for a busy household.

Outside, the property truly shines with its good-sized gardens, offering a mix of lawn, mature planting, and a well-maintained patio area perfect for summer dining. Whether you're a keen gardener or simply enjoy outdoor living, this space is sure to impress. Importantly, the property is Freehold – with the current vendors having purchased the freehold in 2007. With its combination of a peaceful setting, versatile living spaces, and proximity to local schools, shops, pubs, and countryside amenities, this home is perfectly suited for modern family life.

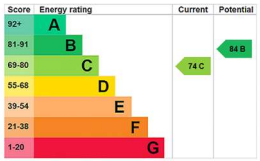
Floorplans



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Directions

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Local Authority & Council Tax Band

- Selby District Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are connected
- Driveway & Integral Garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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