



**Back Lane, North Duffield, Selby**  
**£485,000**

An excellent opportunity to acquire this immaculately presented family home in the sought-after village of North Duffield.



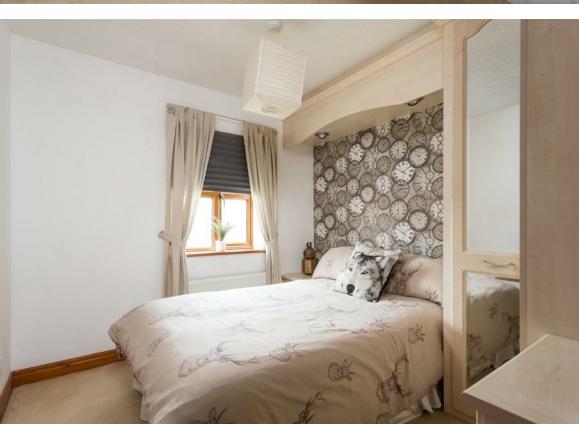
This immaculately presented five-bedroom detached home, built by the renowned Hogg the Builder, offers an exceptional standard of family living in the sought-after village of North Duffield.



From the moment you step inside, the space and quality are immediately apparent. The ground floor comprises a welcoming entrance hall with ground floor cloakroom. Double doors lead to a spacious sitting room, ideal for relaxing or entertaining, featuring an Inglenook fire place and timber ceiling beams. A double glazed window gives views over the front garden.



Sliding doors lead from the sitting room into the conservatory which enjoys views of the rear garden. With French doors leading out to the patio and the benefit of underfloor heating, this light-filled space provides a comfortable and versatile living area throughout all seasons.



A formal dining room provides a perfect setting for family meals and can be conveniently accessed from both the entrance hall and kitchen. There is a double glazed window to the front elevation.

The kitchen is fitted with a range of modern units, integral appliances, and a feature range cooker. It features a matching centre island with cupboard space and wine rack. There are double glazed windows to both the side and rear while a single door offers direct access to the rear garden. An internal door also connects to the integral garage, which includes a practical utility area.



The first floor landing serves five bedrooms and a family bathroom. The principal bedroom is particularly spacious and includes an en-suite bathroom, while four further generously sized bedrooms provide flexible space for family members, guests, or home working. The family bathroom features a corner bath and an enclosed separate shower.



Outside, the property enjoys a pleasant position with a front garden laid to lawn, mature shrubbery, and a seating area. A driveway leads to the integral garage and provides ample off-street parking. To the rear, a well-maintained garden offers both lawn and patio areas, ideal for outdoor dining, entertaining, or simply enjoying the peaceful setting.

**Tenure:** Freehold

**Services/Utilities:** Oil Central Heating, Electricity, Water and Sewerage are understood to be connected

**Broadband Coverage:** up to 1000 mbps (via Quickline)

**EPC Rating:** 56 (D)

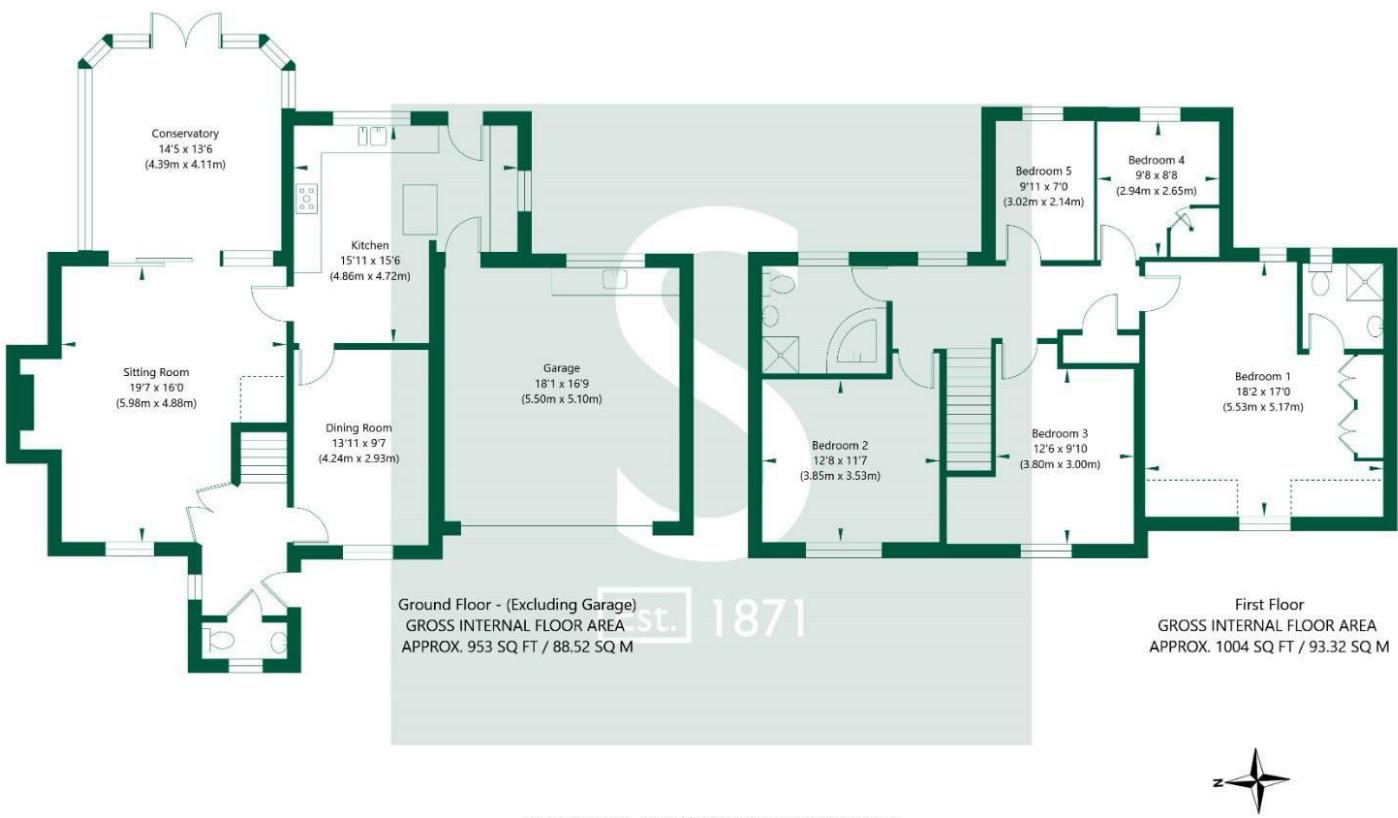
**Council Tax:** North Yorkshire Council Band F

**Current Planning Permission:** No current valid planning permissions

**Imagery Disclaimer:** Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

**Viewings:** Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1957 SQ FT / 181.84 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

Associates

N Lawrence

