



York Road, North Duffield, Selby

Offers Over £500,000

**Stephensons**  
estate agents & chartered surveyors

[stephensons4property.co.uk](http://stephensons4property.co.uk)

# S

York Road,  
North Duffield YO8  
5RU

Est. 1871

Offers Over £500,000



Following an extensive and meticulously executed restoration project, Stephenson's and our client are delighted to present this exceptional home to the open market.

Originally purchased in 2012 as a tired two-bedroom bungalow, the property has since undergone a comprehensive programme of renovation and extension works. The result is a beautifully reconfigured and significantly enhanced residence that now showcases an outstanding standard of design, comfort, and presentation.

The principal works were completed in 2017 and included a substantial single-storey extension running the full depth of the property's side elevation. A superb conservatory with a solid roof was also added to the rear, creating additional versatile living space. Later that year, a detached double garage was constructed within the rear grounds.

Further improvements include the installation of an air source heat pump, partial underfloor heating, double glazing throughout, solar panels, and extensive landscaping works surrounding the property.

Accessed via an attractive oak-framed brick porch, the home opens into a spacious and welcoming entrance hallway providing

Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
Broadband Coverage: Up to TBC\* Mbps download speed  
EPC Rating: 87 (B)  
Council Tax: North Yorkshire Council Band C  
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.



access to the internal accommodation. Positioned to the left-hand side are two well-proportioned bedrooms, one of which is currently utilised as a home office, together with a beautifully appointed house bathroom featuring a contemporary three-piece suite.

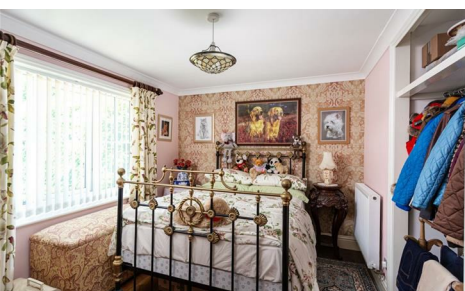
Centrally located within the home is the dining room, which serves as the heart of the property and connects seamlessly to the remaining accommodation. This elegant space features a striking fireplace with log-burning stove, while French doors to the front elevation allow for an abundance of natural light. The property is impeccably presented throughout, with the majority of the living areas benefiting from tiled or oak flooring.

Undoubtedly one of the home's standout features is the impressive kitchen, finished to a high specification and enjoying delightful views across the gardens and surrounding countryside. The kitchen is fitted with granite work surfaces, a range of integrated appliances, and a breakfast bar, combining practicality with style. A newly fitted unit has been installed opposite the main kitchen area, forming part of the bespoke Howdens range and fitted within the last 18 months.

The formal sitting room forms part of the extension and offers a cosy yet spacious environment, enhanced by a large bay window to the front elevation and additional side window allowing for excellent natural light. A beautiful fireplace with marble surround provides an attractive focal point.

Located on the opposite side of the extension is the principal bedroom suite, complete with en-suite shower room and pleasant views across the garden.

The garden room represents the most recent addition to the property and is arguably the finest room within the home. Offering versatile usage, it is currently enjoyed as a peaceful sitting area where the owners can take full advantage of the picturesque garden outlook and morning sunshine.





Externally, the property occupies a prominent position along York Road within a generous plot extending to approximately 0.19 acre. To the front is ample off-street parking for several vehicles, with the driveway continuing along the side elevation.

To the rear stands a detached double garage with power and lighting, accessed via an electric roller shutter door together with a separate pedestrian entrance.

Without question, the beautifully landscaped rear garden is a key selling feature of the property and is showcased at its best during the summer months. Thoughtfully designed and meticulously maintained by the current owners, the garden enjoys a high degree of privacy despite its convenient setting amongst other individual homes along York Road. Extending to approximately 0.15 acre, the garden is predominantly laid to lawn and complemented by a wide variety of mature shrubs, trees, and flowering plants, all enclosed by fenced boundaries.

A timber-framed garden shed has been thoughtfully converted into a charming summerhouse, accessed via French doors to the side elevation. Positioned centrally within the garden, the summerhouse provides an ideal outdoor retreat from which to enjoy the surrounding grounds. The solar panels, located on the rear roof elevation, comprise a 4kW system. These panels are owned outright by the current vendors and will transfer to the new owner. Further information is available upon request.

Properties of this calibre, specification, and individuality rarely come to the open market, and this sale presents a genuinely rare opportunity for prospective purchasers.

Viewing is highly recommended and strictly by appointment only.



## Partners:

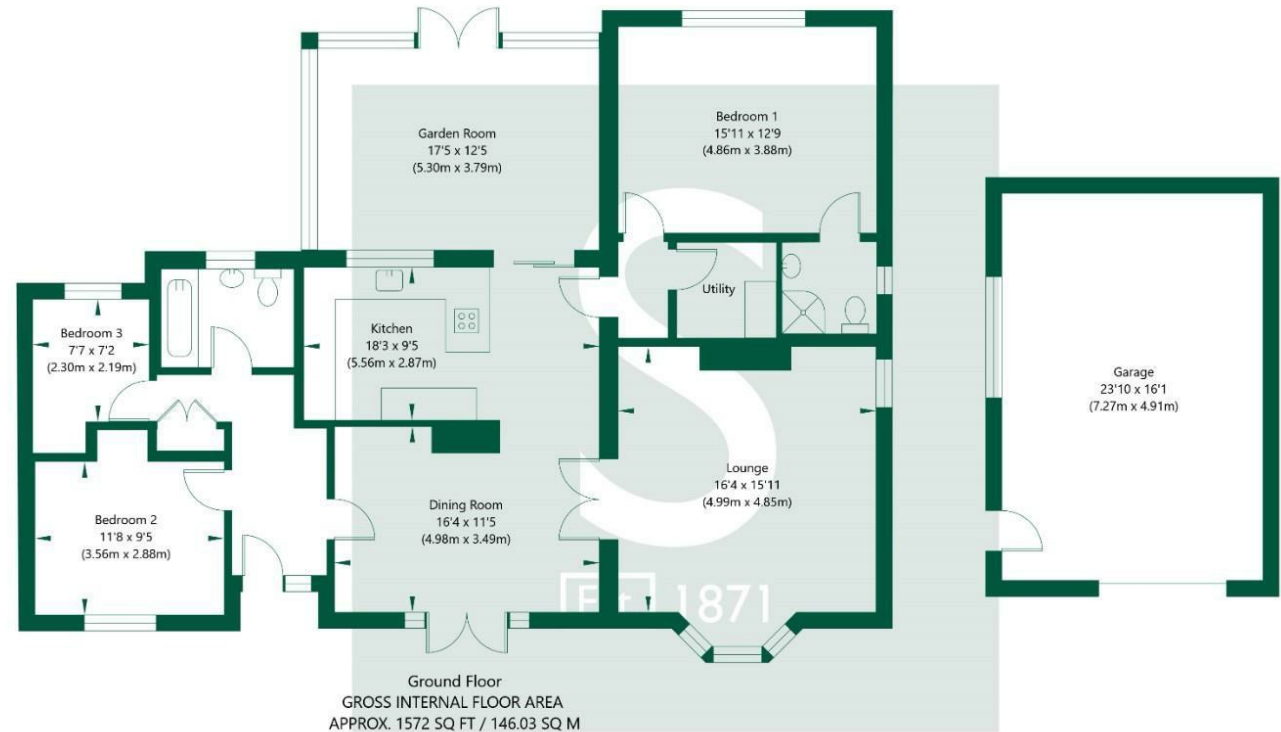
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNAEA

## Associate Partners:

N Lawrence  
I Jarvis MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

## York Road, North Duffield, YO8 5RU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1572 SQ FT / 146.03 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2023

