



## Holly House Finkle Street, Hemingbrough

£415,000

- Detached Residence
- Dining Kitchen
- Family Bathroom
- EER 77 (C)
- 4 Double Bedrooms (Master En-Suite)
- Utility Room
- Burglar Alarm
- Lounge, Home Office
- Ground Floor wc
- Garage & Garden

A generous detached family residence with a private enclosed garden, positioned centrally within the village.



The property adjoins one of three individually designed properties built by a local developer in 2006. The property is arranged over two floors and comprises four generous double bedrooms with versatile living accommodation to the ground floor.

The property welcomes you into an entrance hallway providing access to the ground floor arrangement and having a staircase leading to the first floor. To the front of the property is a good size home office having a range of built in office furniture and a number of sockets and TV/wifi points. The lounge is located off the hallway and has an impressive multi burning stove being the focal point of the room. There are double glazed windows to the front and side elevation and a central heating radiator.

The kitchen comprises a range of wall and base units with granite blue pearl worktops over. The kitchen comes equipped with a number of integral appliances such as dishwasher, stainless steel Rangemaster with 2 ovens, coffee machine, wine fridge and microwave. The kitchen merges into a dining area having sufficient space for appropriate furniture. A pair of French doors adjoin the rear elevation and connects perfectly with the outdoor patio area.

A good size utility room is located to the rear of the property and has a range of wall and base units with a built in storage cupboard. There is a double glazed window, provision for laundry facilities, stainless steel sink unit and drainer along with a rear door providing access to the outside. The ground floor accommodation is completed by a downstairs toilet having a pedestal hand wash basin and low flush w.c.

To the first floor, a generous galleried landing gives access to all four bedrooms and house bathroom. The landing has a loft hatch and double fronted wardrobes for storage. The main bedroom is located to the rear of the property and enjoys a comprehensive range of built in wardrobes and furniture. This includes bedside tables and dressing table with storage either side. The main bedroom further benefits from an en-suite comprising a three piece suite, chrome heated towel rail and back to wall low flush w.c. The property is enhanced by 3 further double bedrooms, all benefitting from a double glazed window and central heating radiator. Bedroom one has recessed spotlights to the ceiling.

The house bathroom enjoys an inset bath with chrome taps, built in shower cubicle and elegant black contrasting tiling to one side. In addition, there is a back to the wall low flush w.c., floating hand wash basin and chrome heated towel rail.

The property will be found off Finkle Street, which in turns leads onto an extensive block paved driveway providing off street parking for numerous motor vehicles. There is a gravel garden to the front with a number of shrubs, colourful plants and low level brick wall. The driveway continues alongside the property and there is a single garage with an up and over door and pedestrian side door. Power and lighting connections available. The rear garden is without doubt one of the main selling features of the property being beautifully maintained and predominantly laid to lawn with colourful planted shrubs and borders. Two Indian stone patio areas, both perfect to catch the sunshine at different parts of the day and large enough for outdoor furniture. Raised vegetable beds.

Occasionally properties of this size and location come to the market and the sale of this property provides one of those increasingly rare opportunities. Holly House is a perfect example of a spacious family home with good outdoor space and is perfect for those buyers who value a peaceful and quiet setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

EER- 77 (C) Tenure – Freehold Council Tax – Selby Council Band - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

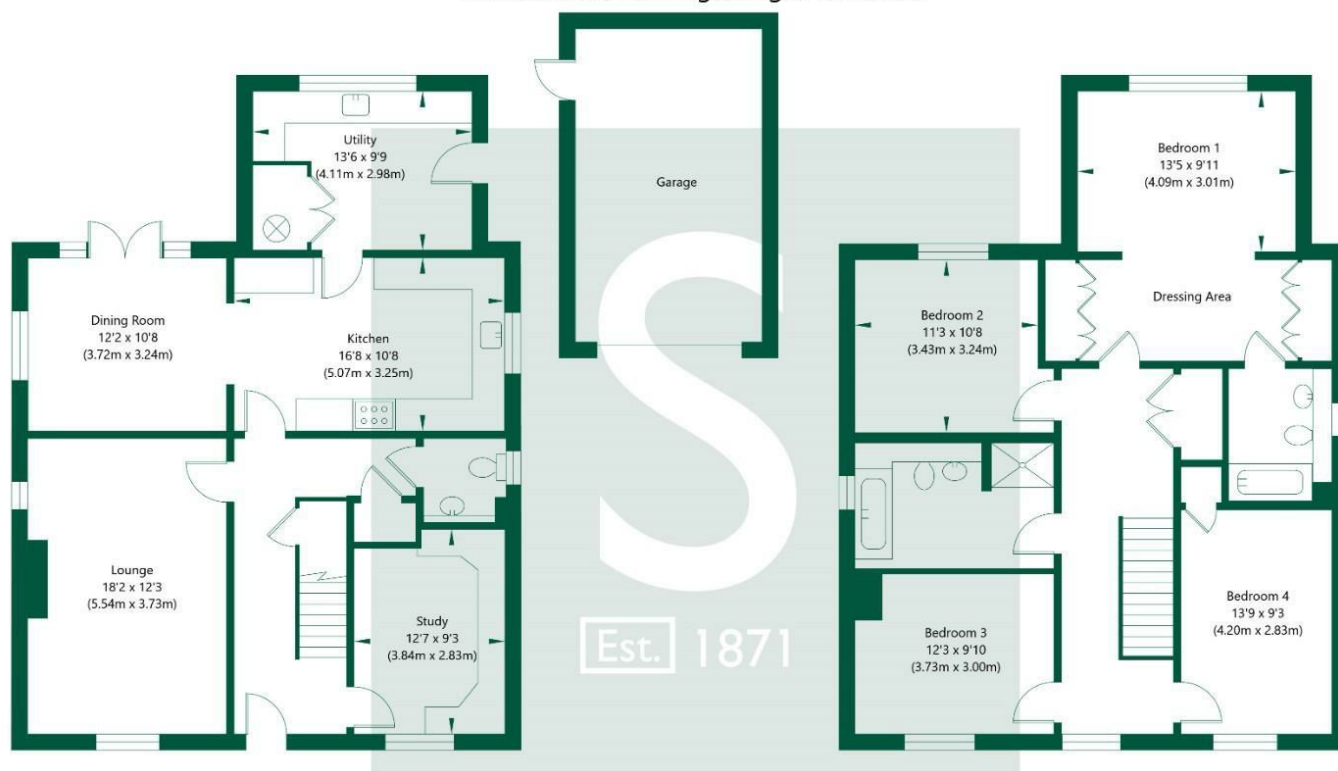








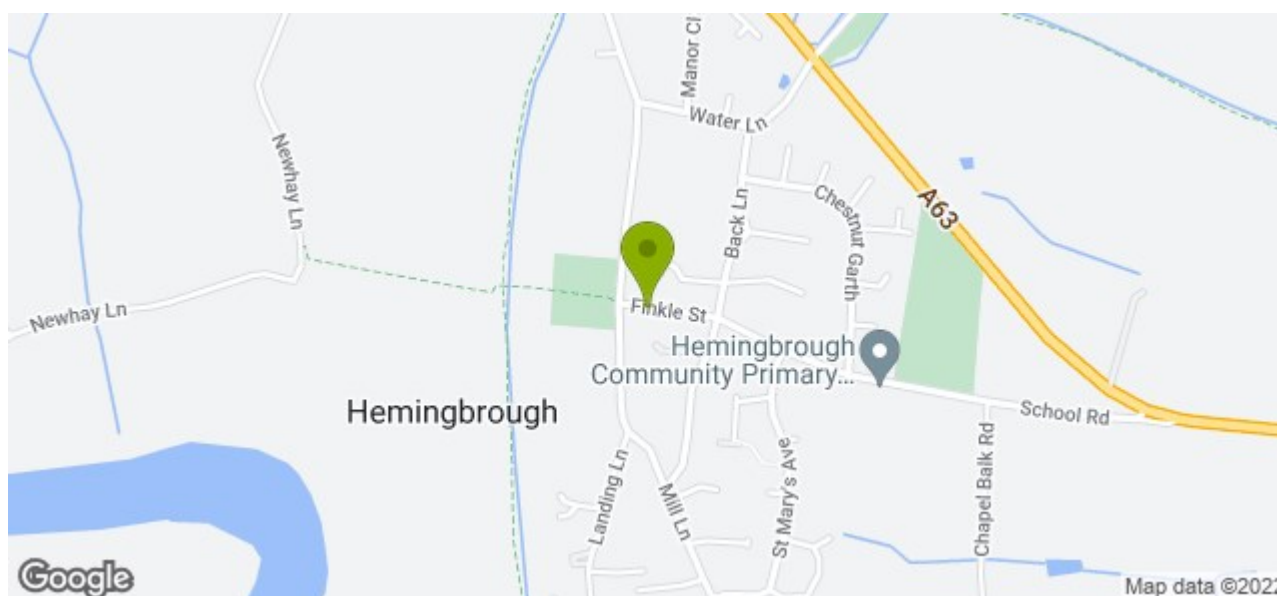
## Finkle Street, Hemingbrough, YO8 6QN



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 998 SQ FT / 92.67 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 998 SQ FT / 92.67 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1996 SQ FT / 185.34 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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