



Yew Hedges Main Street, Hemingbrough

Offers Over £330,000

- Detached House
- Ground Floor Cloaks/WC
- Single Garage
- Good Size Kitchen with Dining Area
- 3 Double Bedrooms
- Beautifully Maintained Gardens
- Spacious Living Room
- Modern Family Bathroom
- EER TBC

An excellent opportunity to acquire a beautifully presented and generously proportioned three-bedroom detached home set within the village of Hemingbrough.

The property welcomes you into an entrance hallway providing access to the ground floor accommodation.

The sitting room is positioned at the rear of the property. This lovely space is the heart of the home, featuring a traditional fireplace and large French doors that open directly onto the rear garden, creating a perfect flow for entertaining or relaxing.

On the other side of the hallway, you'll find a spacious kitchen and dining area. There are a range of base and wall units with laminate work surface over. There is ample space for a dining table, perfect for family meals. Two double glazed windows to the front elevation and a single door leads out into the rear garden.

There's also a handy downstairs w.c. and internal access to the garage, ideal for storage or further development subject to the necessary consents.

Upstairs, the property continues to impress with three well-proportioned double bedrooms. Bedroom one overlooks the rear garden and offers ample space for wardrobes and additional furniture. Bedroom two, also a spacious double, is positioned at the front of the property, while bedroom three could serve equally well as a guest room, home office, or nursery.

The family bathroom comprises a modern suite with a bath, shower cubicle, w.c. and 'his and hers' sinks set into a white vanity unit. There is a double glazed opaque window to the front elevation and chrome heated towel rail.

Externally, the property is set back from the road behind neatly maintained hedging, with a private driveway providing off-street parking and access to the single garage.

The rear garden is a real highlight—private, fully enclosed, and beautifully maintained, it includes a large lawn, gravelled paths, mature shrubs, and a patio area perfect for outdoor dining.

Hemingbrough is a sought-after village offering a strong sense of community, a local shop, pub, primary school, and regular public transport links. Selby is just a short drive away, providing additional shopping, dining, and rail services. For commuters, easy access to the A19 and M62 makes this an excellent location for those needing to travel to York, Leeds, or Hull.

Yew Hedges is an exceptional opportunity for anyone seeking a spacious home in a peaceful yet well-connected setting. Early viewing is highly recommended.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 72 (C)

Council Tax: North Yorkshire Council band D

Current Planning Permission: No current valid planning permissions

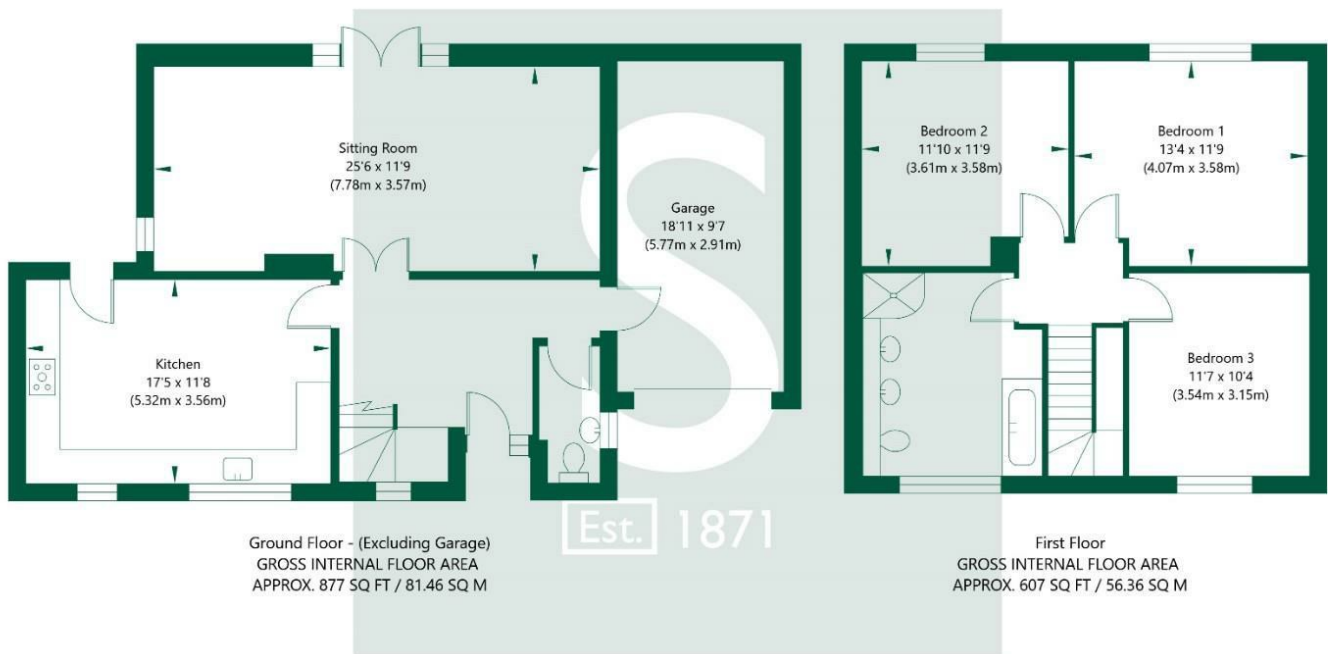
Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01757 706707

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

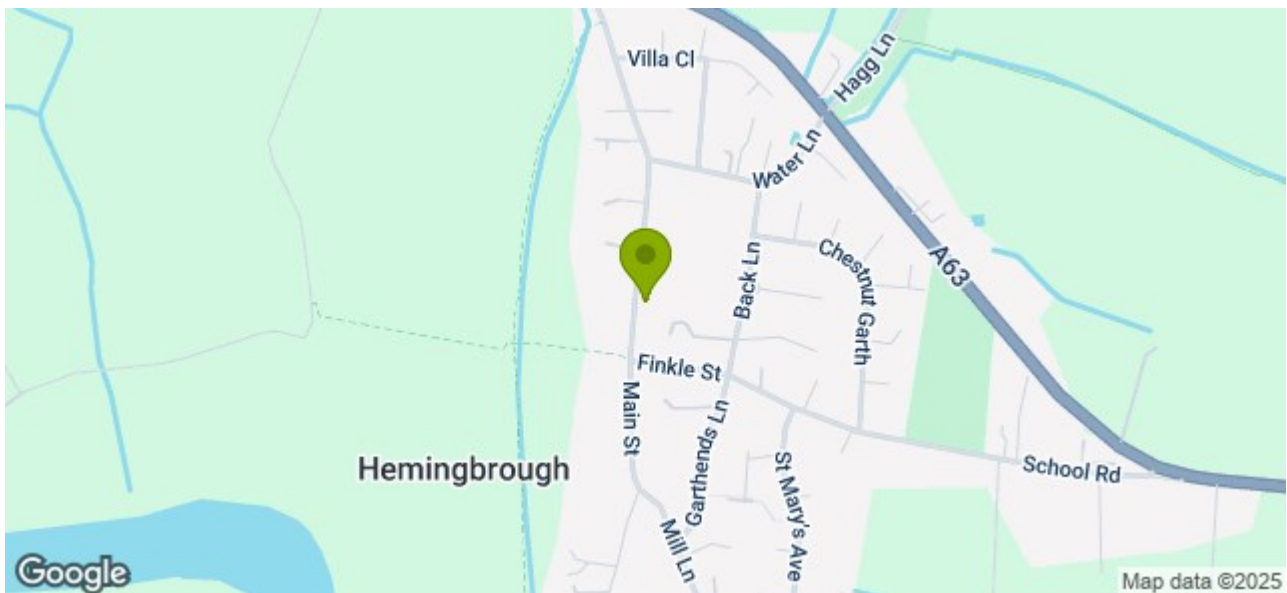




Main Street, Hemingbrough, Selby, YO8 6QE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1484 SQ FT / 137.82 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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