



Holme Bank, Selby, YO8 3AH

In Excess of **£425,000**





Holme Bank

Selby

- Five Bedroomed Detached Family House
- 143 Sq.M / 1539 Sq Ft.
- Driveway Plus Large Tandem Garage
- Low Maintenance West Facing Rear Garden
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Drainage
- Freehold
- Construction 'Brick Built'
- EPC Rating 'C' (80)
- Council Tax Band 'E'



Five bedrooms, generous living space and a wonderfully practical layout make this detached family home one with plenty of room for life to evolve.

From the moment you arrive, there is a sense of space, with a generous driveway providing ample off-road parking and an integral garage adding valuable storage and practicality. Inside, the accommodation extends to approximately **1,782 sq ft**, with the layout designed to work just as well for busy family life as it does for weekends spent together.

The ground floor centres around the impressive **open-plan dining kitchen**, measuring over 26ft in length. With a good amount of natural light, generous worktop and storage space, and plenty of room for a large dining table, it is the sort of room that naturally becomes the heart of the home. There is a direct connection with the garden too, making it easy to take life outside during the warmer months.

Alongside the kitchen is a separate **living room**, complete with a characterful bay window, while a further **snug/home office** provides the flexibility that modern family life demands. Whether used as a quiet place to work, a children's playroom or simply somewhere to escape to, having this additional room is a real asset.

Five Bedrooms | Flexibility for Family Life

Upstairs, there are **five bedrooms**, offering considerably more flexibility than many homes of this type. The principal bedroom benefits from its own **en-suite**, while the remaining bedrooms are served by the family bathroom.

The bedrooms are comfortably proportioned and, importantly, give the next owners the opportunity to adapt the space as their family changes. Bedrooms can become children's rooms, guest accommodation, dressing rooms or home-working spaces, making this a house that can grow with you rather than one you quickly outgrow.

Designed for Everyday Life

Outside, the garden provides a private space for children and pets, with areas for sitting out and entertaining, while the driveway and garage take care of the practicalities of family life.

There is also excellent storage throughout, together with a downstairs WC and useful entrance hallway.

What really stands out here is the **combination of space and flexibility**. Five bedrooms, two additional reception areas, a large dining kitchen, garage, driveway and garden give a growing household plenty of room to spread out — while the overall layout remains comfortable and connected.

A spacious, adaptable family home with the flexibility to work around you, rather than the other way around.

Important Notes

- The boiler was installed 30/06/2016
- The boiler was last serviced April 2026

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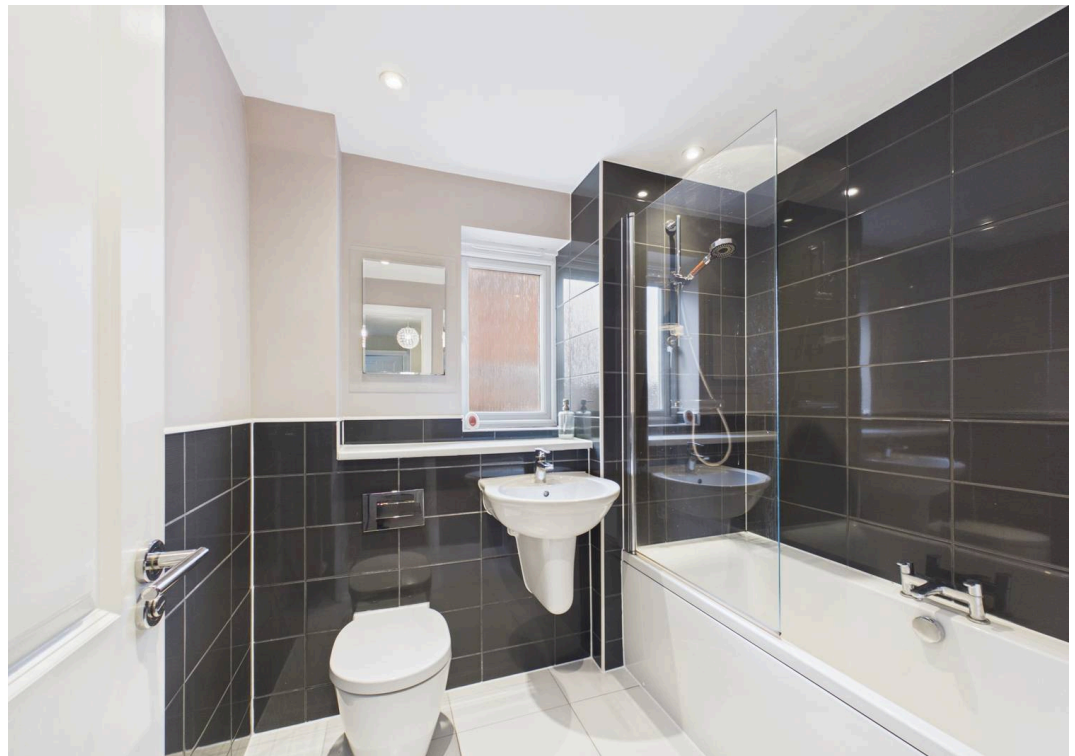
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Should you wish to arrange a viewing, please contact us on 01757 709955









Ground Floor

Approximate total area⁽¹⁾

165.5 m²

1782 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jp Harll.co.uk • www.jp Harll.co.uk/

