Park Rôw



Meadow Gate, North Duffield, Selby, YO8 5TD

Offers Over £475,000

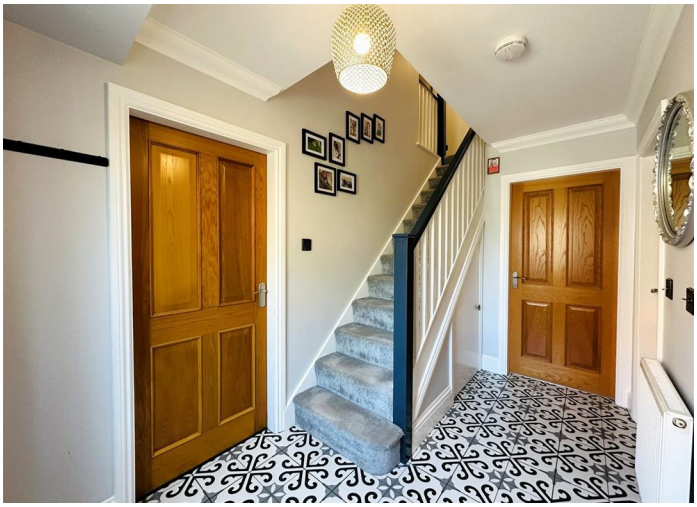
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** COUNTRYSIDE VIEWS ** GARAGE ** Situated in North Duffield, this detached family home briefly comprises: . Entrance Hall, Ground Floor w.c, Lounge, Breakfast Kitchen, Utility and Dining Room/ Bedroom Six. To the first Floor are three bedrooms with the Master Bedroom benefitting from Dressing Room and En-Suite and Family Bathroom. The Second Floor offers an additional two bedrooms and Bathroom. Externally the property benefits from off street parking, garage and enclosed garden. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.
















2026
JUN 22
TUE


















WORLD MAP
ASIA
EUROPE
AFRICA





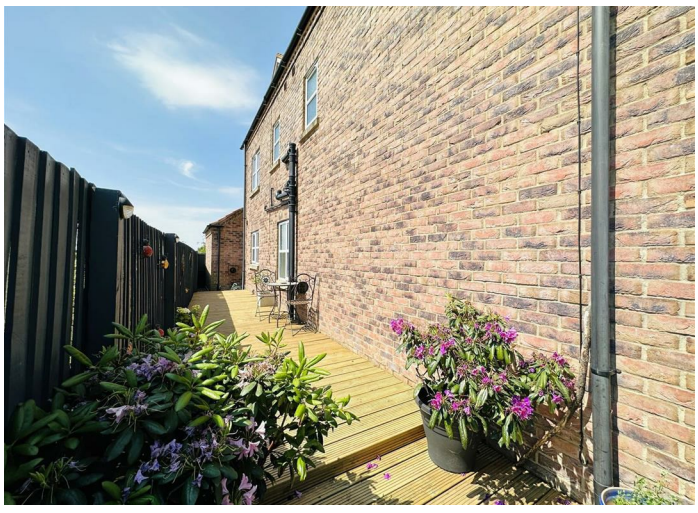






















PROPERTY OVERVIEW

A Substantial Detached Family Home with Far-Reaching Rural Views.

Occupying a desirable position within the sought-after village of North Duffield, this impressive detached family home offers versatile and generously proportioned accommodation extending over three floors, complemented by attractive gardens, ample parking and delightful open views across surrounding fields.

The accommodation begins with a welcoming entrance hall, providing access to a convenient ground floor W.C. and the principal reception areas. The spacious breakfast kitchen forms the heart of the home, offering ample space for everyday family living and entertaining, whilst a separate utility room provides additional practicality. A versatile dining room, which could equally serve as a ground floor bedroom, further enhances the flexibility of the layout.

To the first floor, the principal bedroom benefits from a dedicated dressing room and a well-appointed en-suite shower room. Please note the Dressing Room was originally a bedroom and offers further flexibility to change back if family accommodation requires it. Two further double bedrooms are served by a modern family bathroom, creating an ideal arrangement for growing families.

The second floor provides two additional bedrooms together with a further bathroom, offering excellent space for older children, guests, or those seeking home office accommodation.

Externally, the property enjoys a driveway providing off-street parking and access to a single attached garage. To the rear, the enclosed garden offers a pleasant outdoor space for relaxation and entertaining, whilst enjoying attractive views over open countryside and neighbouring fields.

Combining spacious and adaptable accommodation with a desirable village setting and beautiful rural outlooks, this exceptional home presents a rare opportunity to acquire a substantial family residence in one of the area's most popular locations.

GROUND FLOOR ACCOMMODATION

Entrance Hall
12'2" x 6'3" (3.71m x 1.93m)

Ground Floor w.c
7'11" x 3'8" (2.43m x 1.14m)

Lounge
22'11" x 12'0" (6.99m x 3.66m)

Dining Room/Bedroom Six
15'3" x 9'7" (4.66m x 2.94m)

Breakfast Kitchen
17'9" x 12'8" (5.43m x 3.88m)

Utility
3'10" x 3'7" (1.17m x 1.10m)

FIRST FLOOR ACCOMMODATION

Bedroom One
12'7" x 10'11" (3.85m x 3.35m)

Dressing Room
15'5" x 9'4" (4.71m x 2.86m)

En-Suite
6'4" x 5'5" (1.94m x 1.66m)

Bedroom Two
12'5" x 9'2" (3.81m x 2.80m)

Bedroom Three
12'5" x 12'2" (3.80m x 3.73m)

Bathroom
8'0" x 6'5" (2.44m x 1.96m)

SECOND FLOOR ACCOMMODATION

Bedroom Four
19'0" x 15'6" (5.80m x 4.74m)

Bedroom Five
19'0" x 15'5" (5.81m x 4.70m)

Bathroom
9'0" x 5'6" (2.76m x 1.70m)

EXTERIOR

Front
Ample off street parking and driveway leading up to the garage. There is also a bin storage compound.

Side and Rear
Fully enclosed garden with patio area and benefitting from outside power supplies and outside taps.

Garage
With power and lighting.

DIRECTIONS
Leave Selby and follow the A19 towards York. Pass through two roundabouts to remain on the A19. At the next roundabout take the second exit onto Market Weighton Road. Next, take a right onto Meadow Gate where the property can be clearly identified by a Park Row 'For Sale' board.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County Council
Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Oil
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

OPENING HOURS

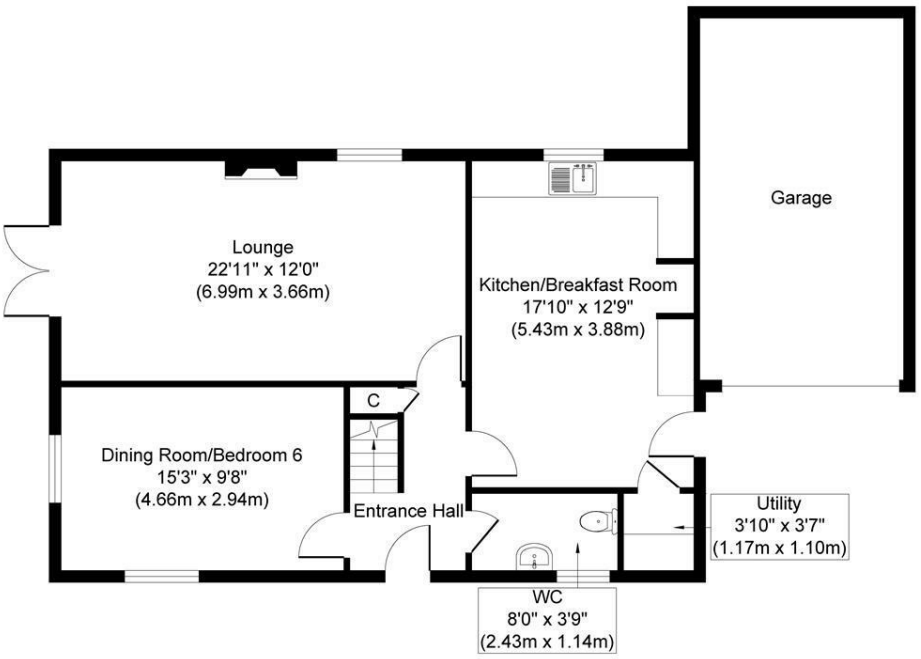
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

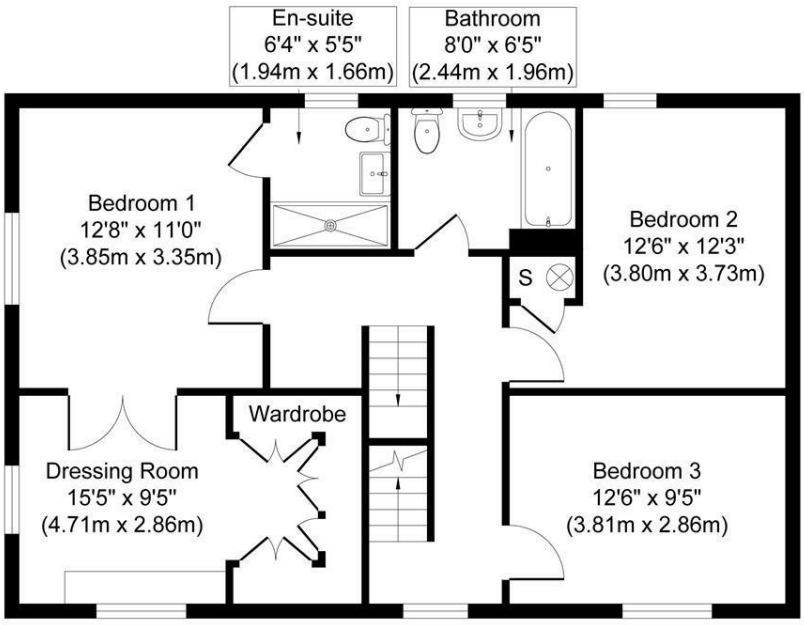
AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



Ground Floor
Approximate Floor Area
996 sq. ft
(92.54 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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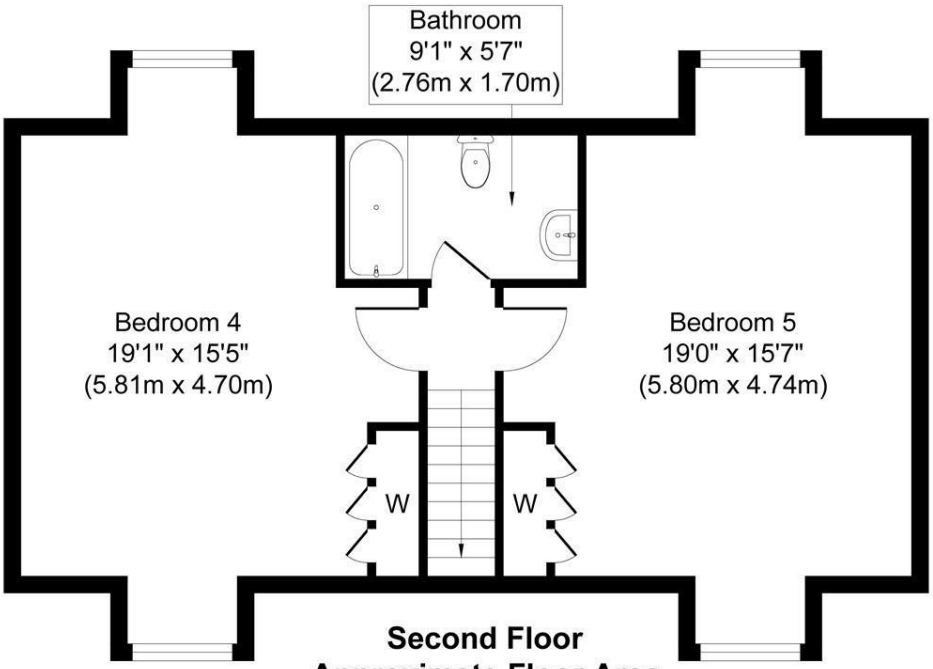
First Floor
Approximate Floor Area
773 sq. ft
(71.77 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Second Floor
Approximate Floor Area
638 sq. ft
(59.07 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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