



Wrights Lane, Cridling Stubbs, Selby

Large family home | Picturesque village location | Modern 'family hub' kitchen feature with centre island | Four double bedrooms | Excellent commuter links | Large garden | Utility room | Study | Garage and driveway

4 Bed Detached House | Offers above £350,000

Rosedale
& Jones 

Wrights Lane, Cridling Stubbs, Selby

DESCRIPTION

A very versatile and spacious home, which is quite rare. Boasting exceptional views and lovely local rural landscapes. Immaculately presented throughout with numerous upgraded features.

Key Features

- Large family home
- Picturesque village location
- Modern 'family hub' kitchen feature with centre island
- Four double bedrooms
- Excellent commuter links
- Large garden | Utility room
- Study
- Garage and driveway



LOCATION

Cridling Stubbs is a quiet rural village in the Selby district of North Yorkshire. The property benefits from excellent public transportation links, traditional local amenities and some impressive leisure facilities within a short commute, especially considering the rural location. The M62 motorway is easily accessible, as are the M1 and A1 systems via the strategic link commonly called 'the Key to the North' locally, ideal should you wish to travel further afield.

EXTERIOR

Front

Very low maintenance, with parking for two vehicles on the driveway and some light decorative stone. There is also an 'up and over' garage which is ideal for a small car or for storage.

Rear

A large garden with a sizable entertainment area which is perfect for a BBQ and some seating furniture on those hot summer days. The garden is enclosed on all sides, catches the sun well and offers privacy at the same time. There is also a generous grass lawn here which is decorated with floral plantations and some light greenery. Space for a garden shed is ideal for additional storage.

INTERIOR - Ground Floor

Entrance Hall

Double Glazed with an exterior composite door and a Central Heated radiator. This large entrance hall leads to the kitchen, lounge, study, W/C and dining room.

Kitchen & Snug (*Refer to floor plan for dimensions*)

The kitchen is of open plan design and extremely generous in floor space - ideal for modern family living. The space features a snug and links in nicely to the dining room, creating a focal point for the whole family. This is a desirable and increasingly popular feature of any modern home. Features include: A vast array of fitted wall and base units with soft close features. Upgraded worktops with a 1.5 litre sink and drainer. A central island with added storage and space for two bar stools. Appliances include: a 'range' double oven and grill with five ceramic electric hobs, a griddle, an extractor fan, a dishwasher and space for an American style fridge freezer. Two Central Heated radiators and Double Glazed windows to the rear aspect.

Utility Room

3.42m x 2.58m

Lots of storage capacity with upgraded units and worktops including a 1.5 litre sink and drainer. There is space for a free-standing washing machine and a tumble dryer. Central Heated radiator, a Double Glazed composite door to the side aspect and Double Glazed windows to the front aspect.

Dining Room

3.56m x 3.52m

Another substantial room that could comfortably support a ten seated dining suite with space for additional furniture, as required. Central Heated radiator and Double Glazed French doors leading into the rear garden.

Lounge

5.67m x 3.60m

Beautifully presented with hardwood flooring and a log burning fireplace, creating a rustic feel and acting as the main focal point for the room. A spacious area large enough to support a range of furniture choices. Two Central Heated radiators and Double Glazing to the side and rear aspects respectively.

Study

2.55m x 2.34m

A versatile room which could also be used as a playroom, a reading room or even a home gym, if preferred. Central Heated radiator and Double Glazed windows to the front aspect.

W/C

Features include: a W/C and a wash basin. 'Frosted' Double Glazed windows to the front aspect and a Central Heated radiator.

INTERIOR - First Floor

Landing

A large and bright landing area with loft access and Double Glazed windows to the front elevation. Loft access.

Master Bedroom

5.47m x 3.60m

This huge master bedroom easily allows for a Super-King bed, side tables and drawers along with additional storage furniture as required. Central Heated radiator and Two Double Glazed windows to the side and rear elevations respectively let in plenty of natural light. Note: There is a walk in wardrobe with a Double Glazed window to front elevation and this space could easily be made into ensuite with plumbing already fitted and ready to go if preferred.

Bedroom Two

4.31m x 2.67m

A substantial room which can accommodate a King-size bed and additional storage units as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

A rustic design with wooden wall panelling, in keeping with the rural location. Features include: a large bath, a WC and a wash basin. There is also a large walk-in shower with a 'rain head' fixture. Designer wall mounted chrome Central Heated radiator and Double Glazed 'frosted' windows to the rear elevation.

Bedroom Three

3.58m x 2.52m

Another substantial room which can accommodate a King-size bed and additional storage units, as required. Central Heated radiator and Double Glazed windows to the rear elevation. Note: Currently being used as a walk in wardrobe.

Bedroom Four

3.41m x 2.99m

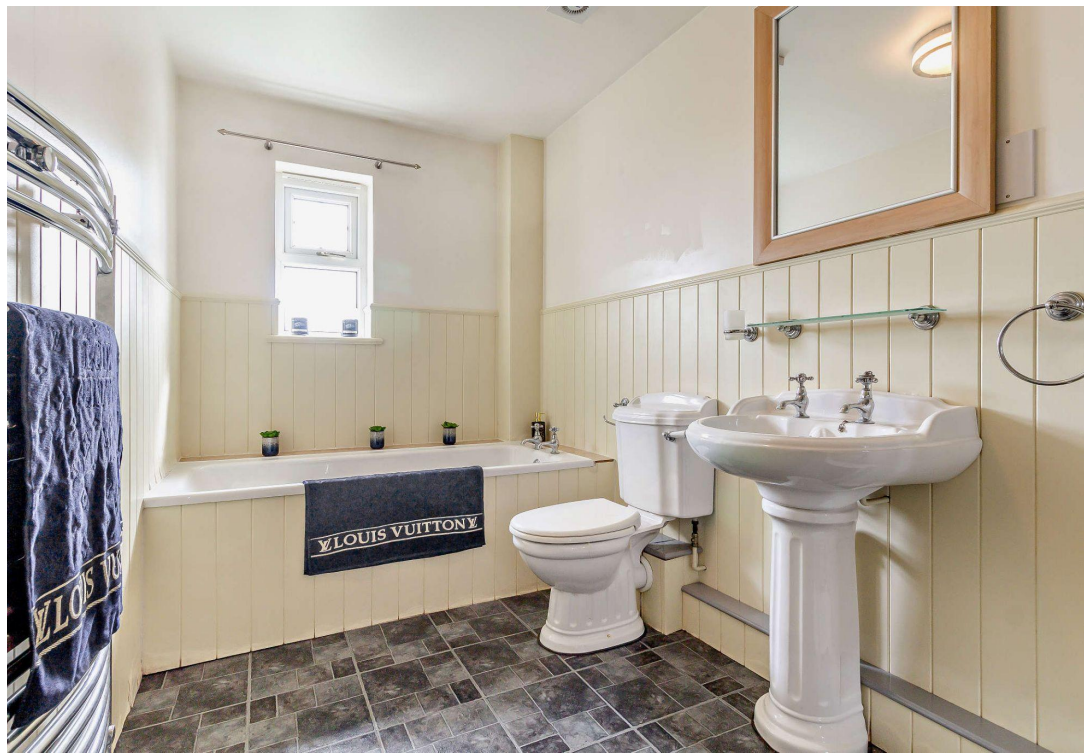
A double room which can accommodate a range of furniture choices as needed. Currently used as a nursery. Central Heated radiator and Double Glazed windows to the front elevation.

Unique Reference Number

LCLG

Disclaimer

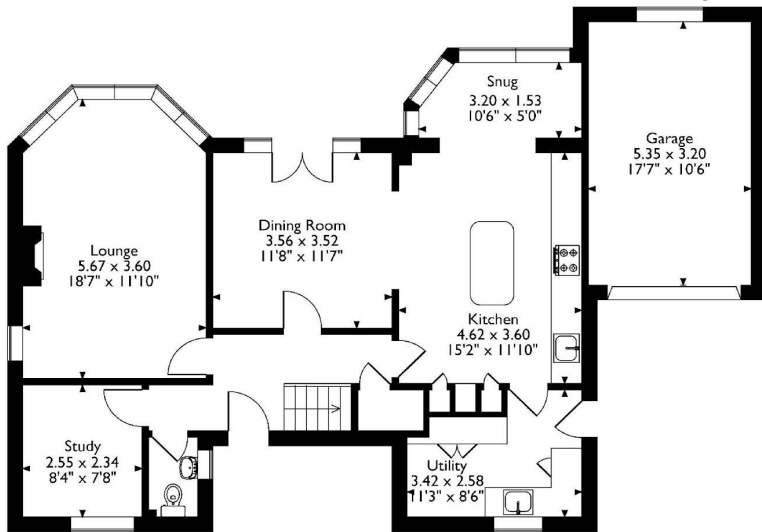
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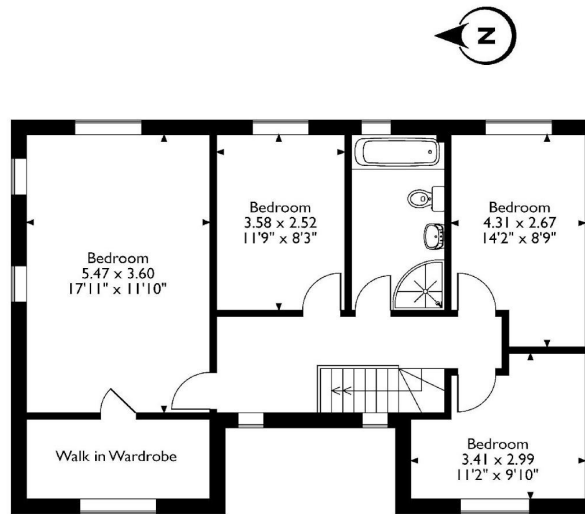
Energy Performance Certificate

School View, Wrights Lane Cridling Stubbs, Knottingley, West Yorkshire

Approximate Gross Internal Area
 Main House = 156 Sq M/1680 Sq Ft
 Garage = 17 Sq M/183 Sq Ft
 Total = 173 Sq M/1863 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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