



The White House, 8 Hall Court, Kelfield, YO19 6RX Offers in excess of £500,000

This is an ideal opportunity to purchase an extremely spacious detached village property which was constructed in 2000 by highly regarded builders. The property is nestled in the corner of this select development, benefits from under-floor central heating and briefly comprises: Entrance hall, w.c, lounge, dining room, conservatory, two ground floor bedrooms, store room, study, breakfast kitchen and utility room. To the first floor, the galleried landing leads to 4 further bedrooms, shower room and family bathroom. Outside there is ample parking to the front. The rear garden is lawned with landscaped borders and enjoys stunning river and countryside views.

Kelfield is a picturesque village located near York. Situated on the banks of the River Ouse, it offers a peaceful and idyllic setting for residents. In terms of transport links, Kelfield benefits from its proximity to Selby and York. Selby serves as a major transportation hub in the area, providing excellent connectivity to various destinations. Road transport is easily accessible from Kelfield, with the A19 passing through the village. This allows for convenient travel to nearby towns and cities, including York. The A19 also connects to major road networks, such as the A64 and A1(M), providing access to other parts of the country. For those preferring public transportation, there are regular bus services connecting Kelfield to Selby, York and the coast. These bus routes offer convenient options for commuting, shopping, and exploring nearby attractions.

Overall, Kelfield enjoys a convenient location in terms of transport links. With its proximity to the A19, access to bus services, and the presence of the Selby train station, residents have multiple options for commuting and exploring the wider area.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. 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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

