



**THE BEECHES, MAIN STREET, NORTH DUFFIELD**  
£775,000

**Carter Jonas**

# THE BEECHES, NORTH DUFFIELD, YO8 5RQ

The Beeches is an impressive Georgian home which offers a perfect blend of traditional charm and modern conveniences. With over 3600 sqft of living space, this 6 bed property is ideal for families or those who love to entertain.

The ground floor boasts a variety of reception rooms, providing ample space for both formal and informal gatherings. The open plan breakfast kitchen and family room is perfect for everyday living, while the separate sitting room, dining room, and lounge offer versatile space ideal for modern family living.

The first floor features 3 bedrooms, including the luxurious principal bedroom with en-suite shower room and dressing room. The second floor offers three additional bedrooms, providing plenty of space for guests or growing families.

Outside, the front garden is beautifully landscaped with mature trees, shrubs, and lawn, creating a peaceful and private setting. The rear garden features a gravelled area and lawn, perfect for outdoor entertaining or relaxing. Off-street parking and a spacious garage provide plenty of space for vehicles and storage.

North Duffield is situated approximately 6 miles from Selby and 11 miles from the historic city of York. It is also well placed for easy access to other major business towns and cities of Yorkshire via the A64 and A1(M), M62 motorway links.

Material Information -

Mains electricity supply.

Oil central Heating

The water and drainage is provided by Yorkshire Water.  
Broadband Speed - please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Mobile coverage - please go to [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**TENURE** FREEHOLD

**LOCAL AUTHORITY** North Yorkshire Council

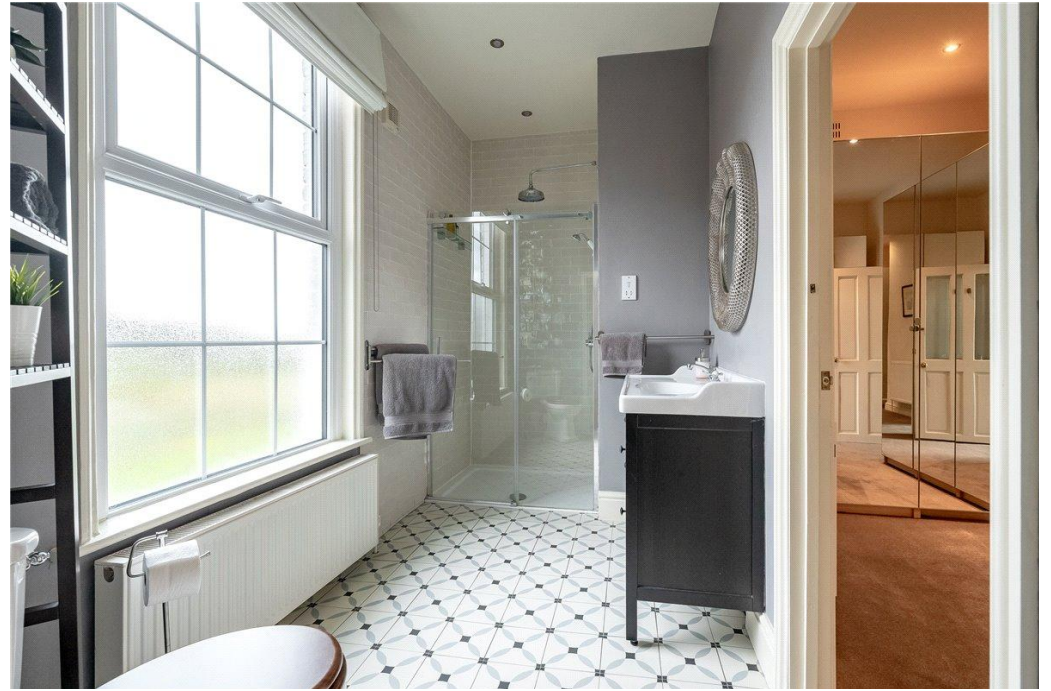
**EPC BAND** F

**A HANDSOME GEORGIAN PROPERTY IN THE HEART OF THIS POPULAR VILLAGE; OFFERING A WEALTH OF CHARACTER AND PRETTY FRONT AND REAR GARDENS.**





Classification L2 - Business Data



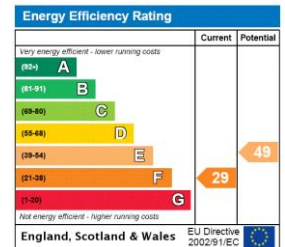
Classification L2 - Business Data

# Main Street, North Duffield, Selby, North Yorkshire, YO8

Approximate Gross Internal Area = 338.1 sq m / 3640 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



York 01904 558200

york@carterjonas.co.uk  
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
 Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.