



**POND VIEW HOUSE, THE GREEN, NORTH DUFFIELD, YO8 5RF**

**£395,000**

**Carter Jonas**

Pond View House is a surprisingly spacious four-bedroom detached home that has been thoughtfully extended and elegantly decorated. Upon entering through the front door, you are greeted by a welcoming hallway, which provides access to the ground floor cloakroom, lounge, and a staircase leading to the upper level. The modern lounge is designed for family living, featuring engineered solid wood flooring and a large window that fills the space with natural light. A door connects this inviting area to the stunning open-plan kitchen and dining space, which truly has the 'wow' factor. Continuing the wood flooring from the lounge, the contemporary kitchen showcases sleek grey and black cabinetry paired with contrasting countertops and splashbacks. Culinary enthusiasts will appreciate the twin eye-level electric ovens, an induction hob with an overhead cooker hood, a ceramic sink with a mixer tap, and an integrated dishwasher. An island seating area completes this stylish kitchen. The expanded dining area features a vaulted ceiling with generous windows on two sides, allowing for an abundance of light, and French doors that open directly onto the patio. Adjacent to the kitchen, a practical utility room offers space for a washing machine and tumble dryer, with doors leading to the garage which is currently being utilised as a hobby room.

Upstairs, the landing connects to all four bedrooms and the family shower room. The principal bedroom is adorned with high-gloss red fitted furniture and a matching headboard, providing both style and storage. The second bedroom, situated above the garage, features a dormer-style window overlooking the front and its own ensuite bathroom. Bedroom three offers lovely views of the rear garden, while bedroom four is a single room currently utilized as a dressing area. The family shower room boasts a spacious walk-in shower, a stylish vanity wash basin integrated into bathroom furniture, and a close-coupled WC.

Externally there is a block-paved driveway leads to the integral garage, while the low-maintenance front garden includes additional hardstanding for off-road parking for multiple vehicles. At the rear, you'll find a charming courtyard-style garden featuring Indian stone paving, perfect for hosting gatherings, complemented by cream-rendered raised borders edged with coping stone, filled with mature shrubs.

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. The property is conveniently located within walking distance to the village shop, pub, and primary school

**TENURE** FREEHOLD

**EPC BAND** D

## A DETACHED PROPERTY OVERLOOKING THE VILLAGE POND IN THE HEART OF THIS POPULAR VILLAGE







## Pond View House

Approximate Gross Internal Area = 117.9 sq m / 1269 sq ft

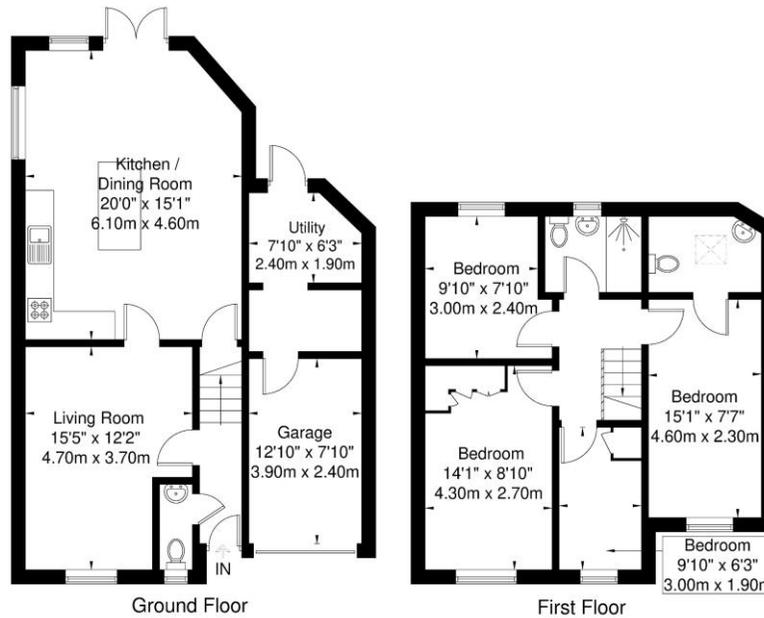


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data