



MAIN STREET, SOUTH DUFFIELD
£435,000

Carter Jonas

MAIN STREET, SOUTH DUFFIELD, YO8 6ST

Development Opportunity to build a substantial family home, sat on circa 1.3 acres with views overlooking fields. Subject to planning .

A unique opportunity to transform a three-bedroom detached bungalow, nestled in the tranquil village of South Duffield, into a dream executive home.

The property is situated on a generous plot of approximately 1.3 acres. The expansive rear garden, adorned with mature trees and hedging, extends into open fields, offering an increasing sense of privacy and seclusion as you venture further.

The views over the fields at the front enhance the property's rural charm.

The bungalow itself provides spacious accommodation that is ripe for revitalisation.

Given the size of the plot, this property presents a perfect opportunity for conversion into a large 4/5 bedroom executive home (subject to planning). The presence of modern properties in the vicinity suggests that a precedent for such development has already been established.

The property is available immediately, with no onward chain.

DEVELOPMENT OPPORTUNITY TO BUILD A SUBSTANTIAL FAMILY HOME, SAT IN CIRCA 1.3 ACRES, WITH VIEWS OVERLOOKING FIELDS.



TENURE Freehold

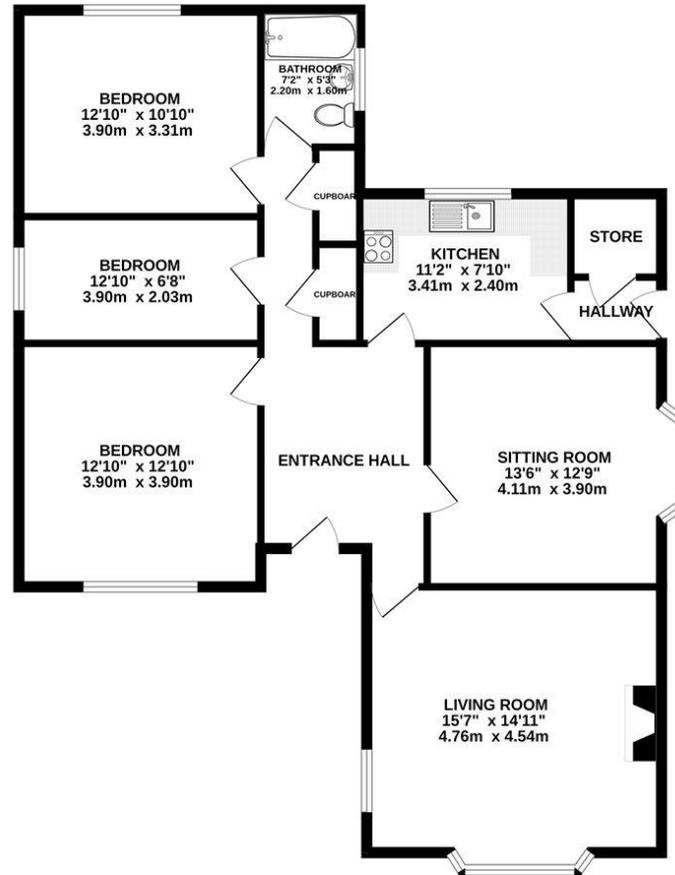
LOCAL AUTHORITY Selby District Council

EPC BAND F





GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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