



**NEW BARN, HULL ROAD, CLIFFE**  
£525,000

**Carter Jonas**

# HULL ROAD, CLIFFE, YO8 6NH

Welcome to New Barn, a stunning detached home in the heart of Cliffe, offering no onward chain. This beautifully presented property features three spacious double bedrooms and a versatile two-bedroom annexe, all set within a generous 0.5-acre plot. Perfect for families, it combines rural tranquillity with excellent commuter links.

Step inside to a spacious entrance hall leading to an impressive lounge with a gas-burning stove, ideal for chilly evenings. The garden room, with French doors, opens directly onto the garden, blending indoor and outdoor living. The modern kitchen and utility room are perfect for culinary adventures, whilst the ground-floor bathroom boasts a luxurious walk-in shower. Upstairs, the landing (currently an office area) showcases charming beams. The master bedroom includes built-in wardrobes and an en-suite bathroom, whilst the second bedroom offers French doors with garden views. A third bedroom and a modern family bathroom with a walk-in shower complete the first floor.

The crown jewel of New Barn is its expansive, south-facing garden. This stunning outdoor space, set against open fields, is a haven for relaxation and entertainment. It features a large, gravelled area for parking, a decking area perfect for summer gatherings, and mature shrubs that add to the property's charm. The garden seamlessly extends to the annexe, which includes a single garage and offers additional living space or potential for a home office, gym, or studio. The self-contained annexe is a versatile addition, featuring an open-plan lounge with a log-burning stove and two bedrooms, one with a shower room. Ideal for guest accommodation or as a multi-purpose area to suit your needs.

Located on the A63 between Hemingbrough and Osgodby, Cliffe is a vibrant village with a range of amenities, including a village store, primary school, play park, sports ground, and a public house. The historic city of York is just thirteen miles to the north, while Selby, with its array of supermarkets, retail parks, and the famous Selby Abbey, is only four miles away. Excellent road communications via the A19, M62, A1041, A1, and M18 make this an ideal location for commuters.

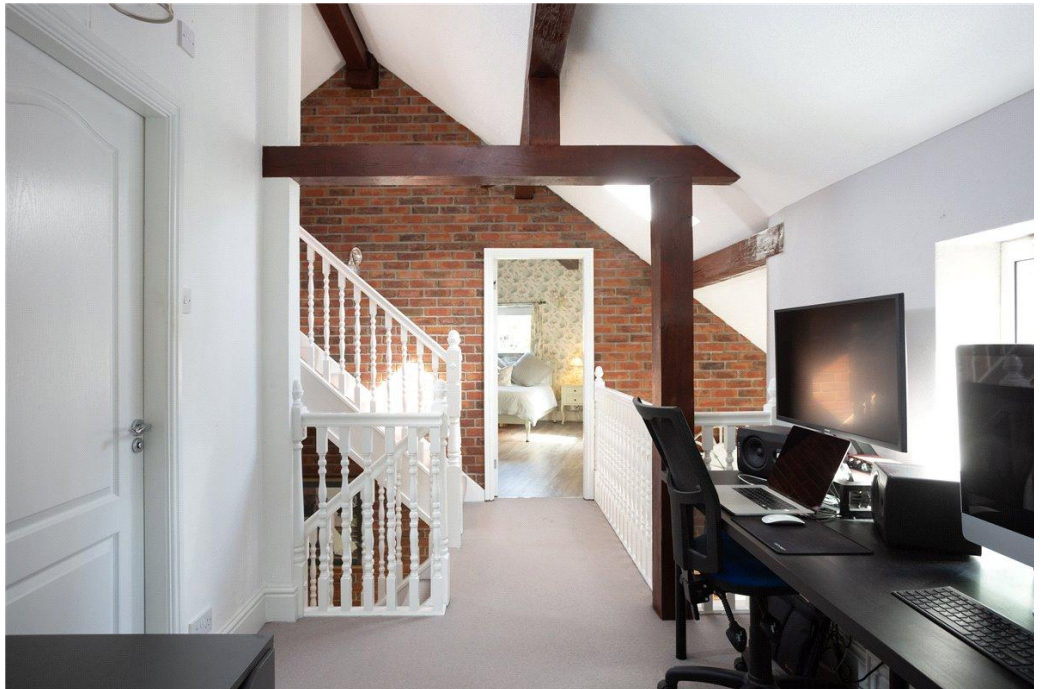
**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**EPC BAND** C

## A STUNNING 3-BEDROOM HOME WITH A VERSATILE 2-BEDROOM ANNEXE AND A BREATHTAKING SOUTH-FACING GARDEN, ALL SET IN THE CHARMING VILLAGE OF CLIFFE.





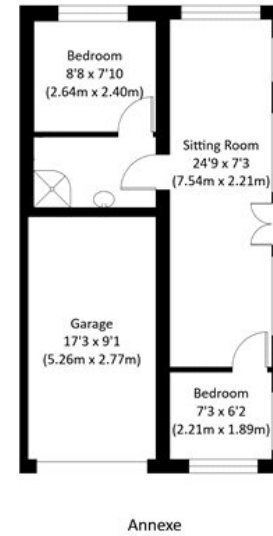
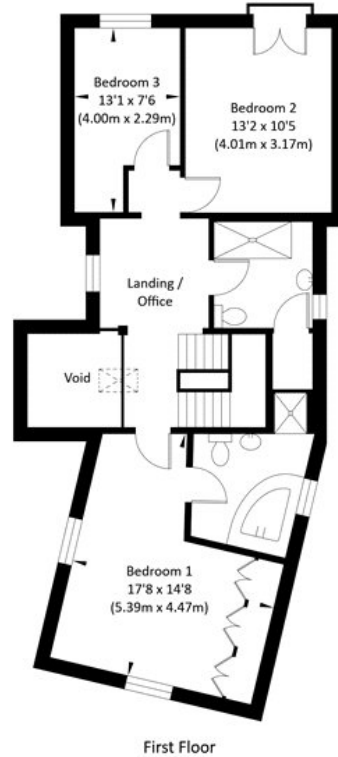
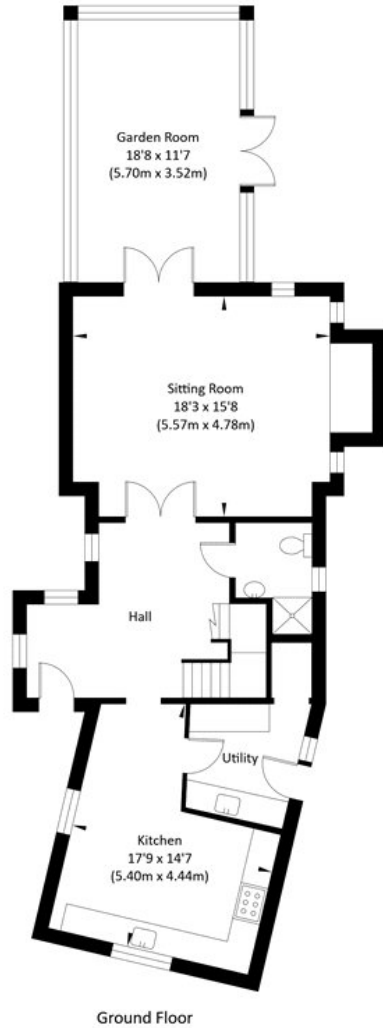
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## New Barn, Hull Road, Cliffe, Selby, YO8 6NH

APPROXIMATE GROSS INTERNAL FLOOR AREA  
 House - 1754 SQ FT / 162.9 SQ M - (Excluding Void)  
 Annexe - 355 SQ FT / 32.98 SQ M Garage - 157 SQ FT / 14.57 SQ M  
 Total - 2266 SQ FT / 210.45 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 All Measurements and fixtures including doors and windows  
 are approximate and should be independently verified  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	82
(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	

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