



**FOXCLIFF HOUSE, HILLAM ROAD, GATEFORTH**  
£570,000

**Carter Jonas**



# HILLAM ROAD, GATEFORTH, YO8 9LQ

Nestled in the charming village of Gateforth, this impeccable executive detached home offers a rare combination of space, versatility, and modern amenities. Boasting an oil central heating system and double glazing throughout, the property exudes warmth and energy efficiency.

The well-appointed interior comprises an inviting entrance hall, a convenient downstairs cloakroom/W.C., a cozy snug, a formal dining room, a spacious lounge, a fully-equipped kitchen, and a utility room on the ground floor. Ascending to the first floor, you'll discover a sumptuous master suite with a dressing room and en-suite bathroom, two additional bedrooms served by a Jack and Jill bathroom, a fourth bedroom, and a separate bathroom. The second floor houses two versatile rooms, ideal for a home office, gym, or additional living spaces.

Outdoors, an electric gated entrance and a driveway lead to an integral garage, offering ample parking and storage space. The rear garden is landscaped with a lush lawn and a patio area, perfect for alfresco dining and entertaining.

## Location:

Gateforth is a picturesque village situated approximately four miles from Selby, fifteen miles from Leeds, and fourteen miles from York. Its proximity to the A63 provides excellent road links to the A19, M62, and A1, making it an ideal commuter location. Residents can enjoy easy access to outstanding schools, vibrant markets, shopping, supermarkets, leisure centers, and golf clubs in the surrounding areas. The neighboring villages offer a wide range of amenities, including pubs, restaurants, and local services, ensuring a well-rounded lifestyle.

Selby, in particular, boasts excellent transport links, with bus routes connecting to nearby towns and cities, as well as direct rail routes to London, Leeds, Manchester, and York.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**EPC BAND C COUNCIL TAX BAND G**

AN IMPRESSIVE SIX BED DETACHED PROPERTY, LOCATED IN THE IDYLIC VILLAGE OF GATEFORTH





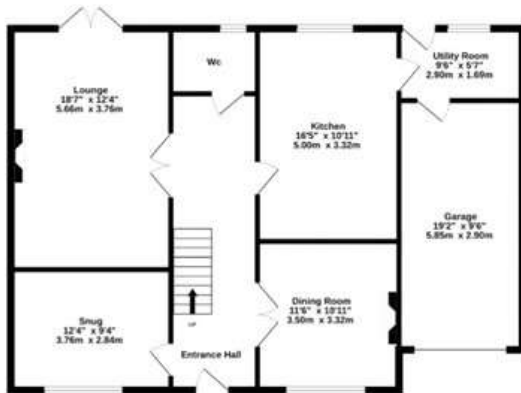
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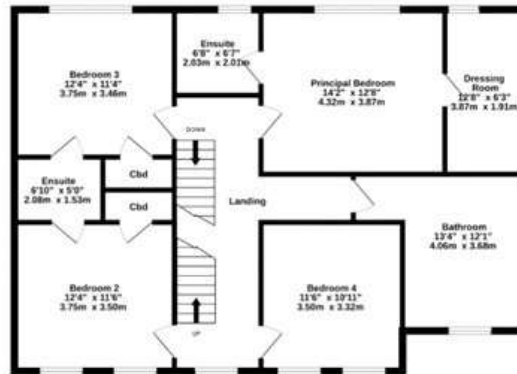


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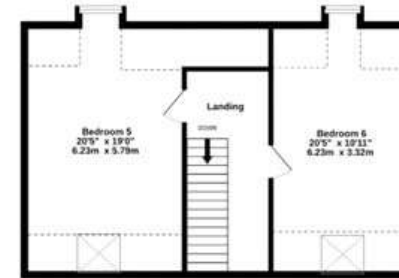
GROUND FLOOR  
1062 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.

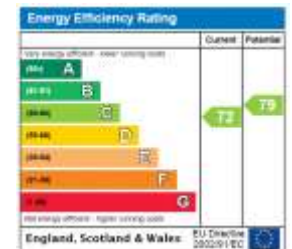


2ND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 2712 sq.ft. (251.9 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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