



CHAPEL STREET

HAMBLETON | YO8 9JF





A three bedroomed, semi-detached house with a little surprise in store – The Garage has been divided to provide storage and a Utility.

Entering through the front entrance door and into the generous hallway, with stairs leading to the first-floor accommodation and doors leading to the kitchen, utility, ground floor cloaks/w.c., storage cupboard and lounge/diner.

Let us take the first door on the left, the kitchen. The kitchen offers Howden's grey 'Shaker' style fitted wall and floor units with laminate work surfaces and tiled splash backs. Cooking facilities include an Electric oven with Gas hob and Cooker Hood over. A window to the front elevation sits above the 1 ½ bowl Stainless Steel Sink Unit. Space for a fridge. Attractive Karndean flooring.





Across the hallway, a door opens into the Utility. This room boasts space for a washing machine, tumble drier and space for the family's household necessities. The utility was originally part of the Integral garage.

The door at the end of the hallway, opens into the generous Lounge/Diner. This room has space to host the whole family, with feature Gas fire place and picture window overlooking the rear garden.

The dining area boasts French Doors, which open out onto the rear patio.

On Summer evenings, we can imagine throwing the doors open and allowing the outside in. Whether you decide to dine alfresco, or simply have the doors open, this bright and airy space is perfect for entertaining and making special memories.





Upstairs, the landing has doors leading to all bedrooms and the family bathroom.

The Principal Bedroom is situated at the rear of the property and offers a range of fitted wardrobes, space for a 'King Sized bed' and an ensuite shower room. The generous second bedroom is situated to the front of the home and offers space for the largest of beds. Bedroom Three is of a 'Single' size.

The family bathroom comprises of a panel bath, pedestal wash hand basin and close coupled w.c. with mid-height tiling and an obscure window to the front elevation.







Outside, to the front of the property is a double-width Tarmac drive, which leads up to the front of the property. There is also an attractive, low maintenance Block-Paved and pebbled garden area with specimen tree. The Integral garage has been partially converted into a Utility area and therefore the up-and-over Garage door opens to allow space for storage only. The storage space has power and lighting.

The fully enclosed, well maintained, rear garden, is mainly laid to lawn with generous patio area, perfect for dining alfresco.

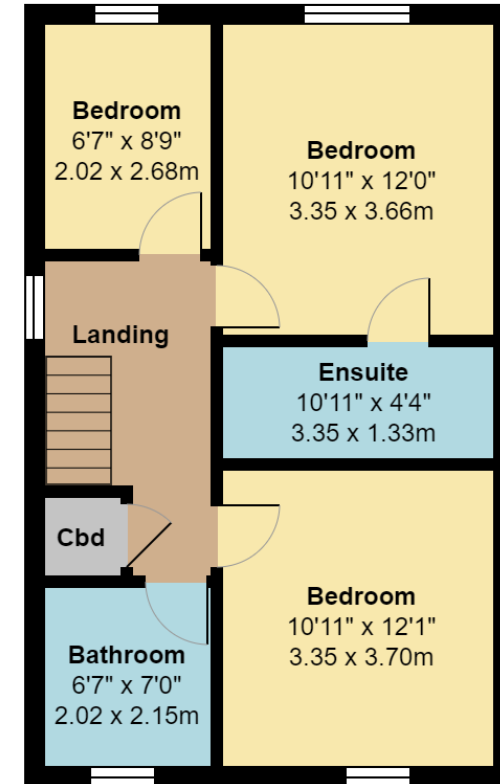
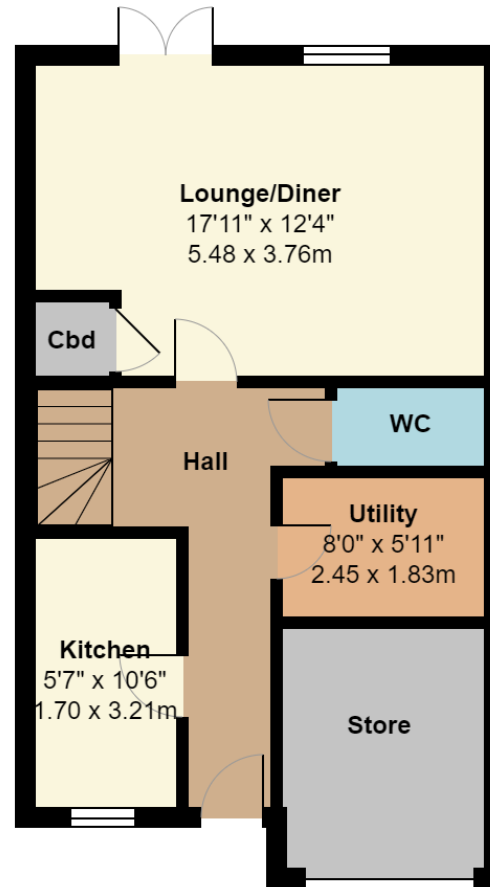
Viewing is essential and highly recommended.

FREEHOLD

EPC Rating 'TBC'

Council Tax Band 'C'

Gas Central Heating



All measurements are approximate and for display purposes only