



Cherwell Croft, Hambleton YO8 9QQ

Offers in Region of £335,000



Cherwell Croft

Hambleton, Selby

- Three Bedroomed Detached House with Tandem Garage & Tandem Car Port
- Generous North Facing Garden
- 104 M2 / 1119 Sq Ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Drainage.
- Broadband: FTTC. Mobile: 4G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D'
- Council Tax Band 'D'



Nestled in a sought-after village, this much loved, three bedroom detached house offers a harmonious blend of elegance and functionality. Upon entering, you are greeted by a spacious hallway leading to a tastefully decorated lounge boasting an abundance of natural light. The property boasts a modern cream kitchen with built in double Electric oven with Gas hob and cooker hood over. A separate dining area provides an ideal space for hosting gatherings and creating lasting memories. The ground floor also features a convenient utility room which hosts the washing machine and tumble drier.

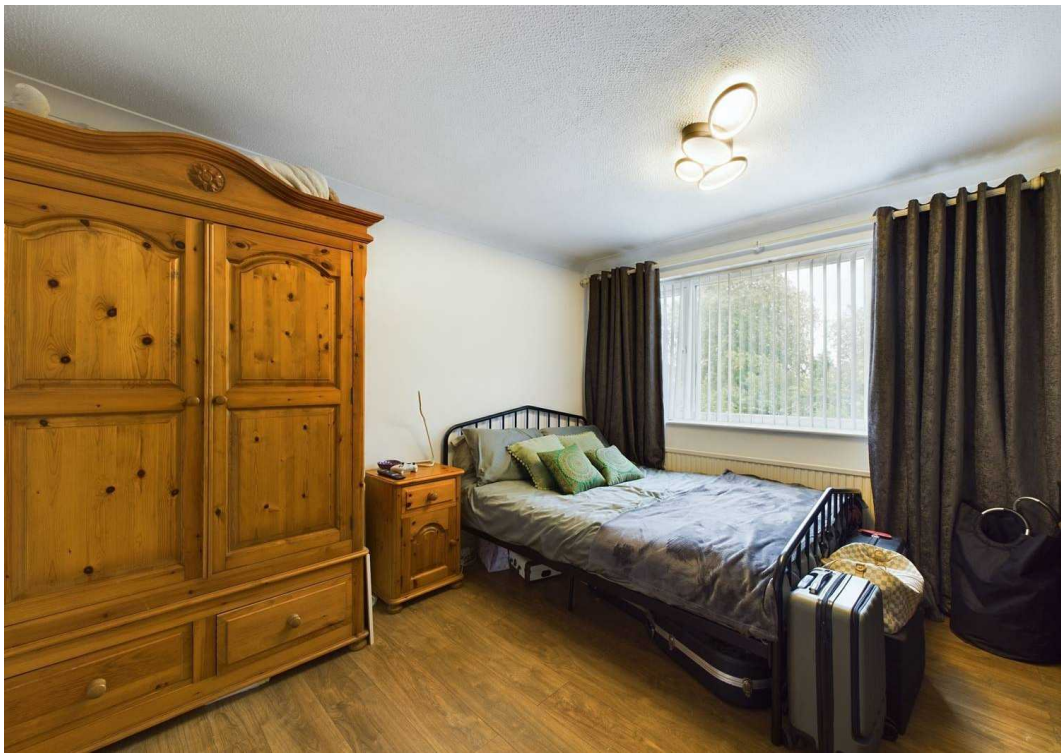
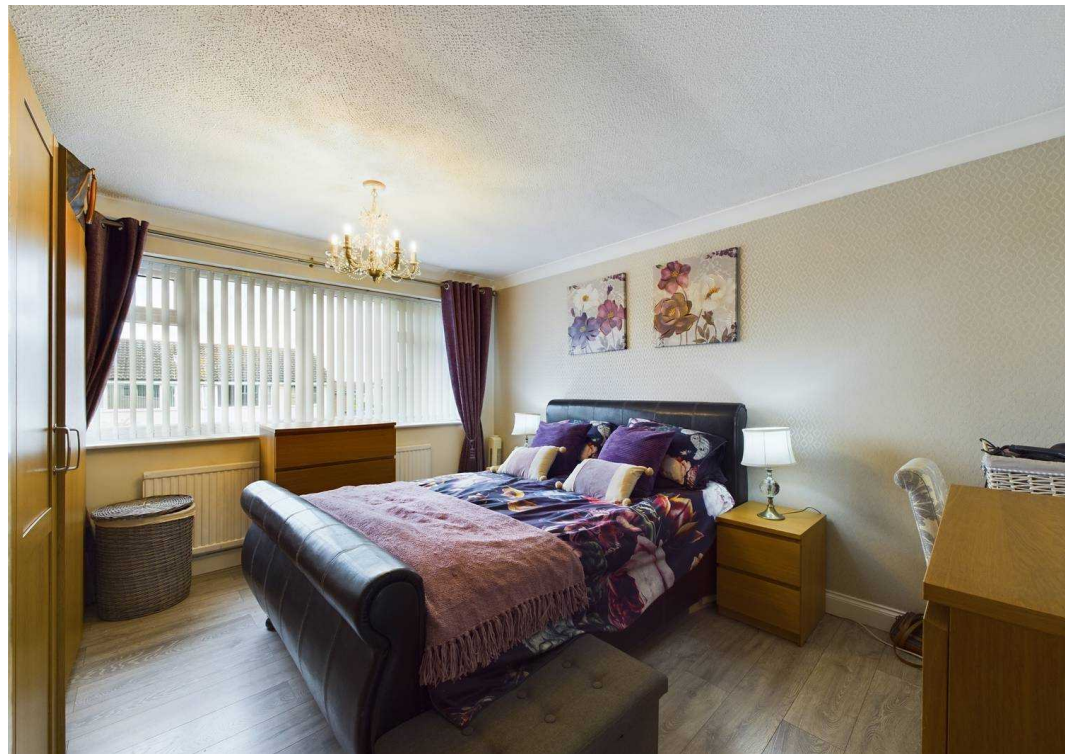
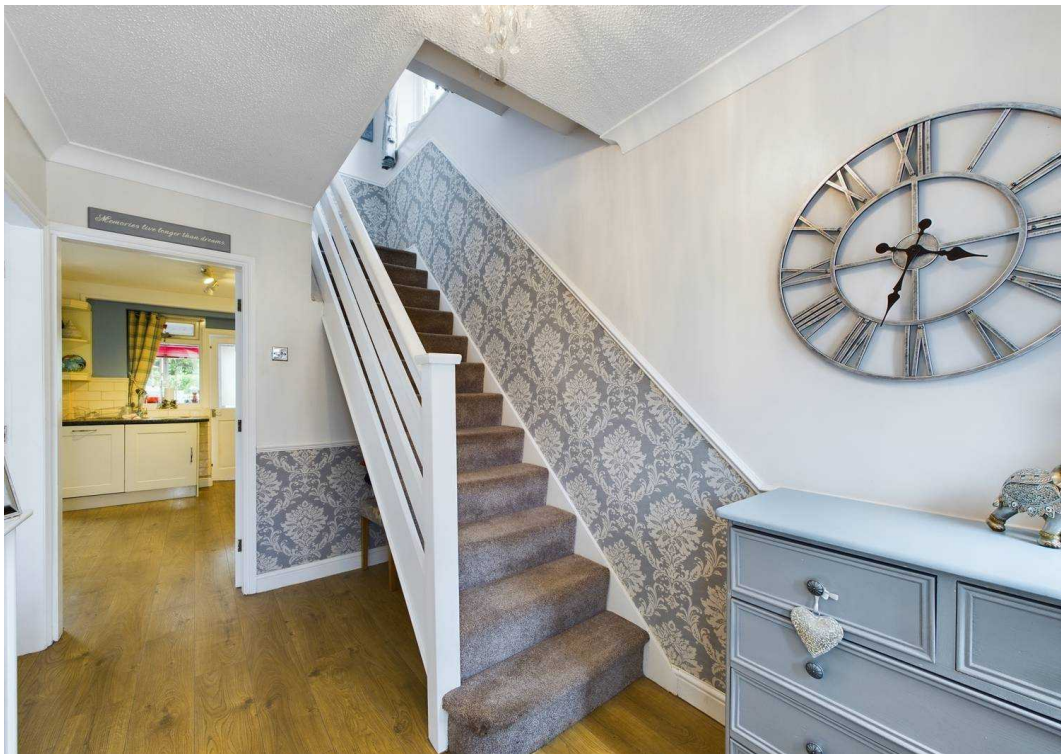
Ascending the staircase, you will find three generously proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. The pristine family bathroom boasts fully tiled walls, a panel bath, separate quadrant shower, vanity wash hand basin set within bathroom furniture and close coupled w.c. Access to the partially boarded loft is on the landing.

Outside to the front of the property is a low maintenance garden with driveway providing parking for three vehicles. Beyond the large timber gates is a tandem carport, which leads to the garage with an extended workshop area at the rear. The garage also boasts a partially boarded loft space.

The mature, South facing garden at the rear, is perfect for relaxation and entertainment. The generous lawn is naturally divided into sections. By the rear of the house is a canopied decked dining area, perfect for BBQs and our typical British Summers. A generous paved patio area flows seamlessly onto the lawn where there are mature herbaceous borders. This is the perfect place for a spot of sunbathing, as the Summerhouse offers a sitting area and bar. Part way down, is a pretty arbour and decorative fence with archway leading through, to the Pear, Cherry and Apple trees. Beyond that is a further lawn, which would be an excellent place for Children's play equipment, otherwise it is a blank canvas for a keen gardener. Behind the Laurel hedge is a vegetable plot, bonfire area and a chicken coop.

Viewing is essential to appreciate this wonderful family home and the space on offer.





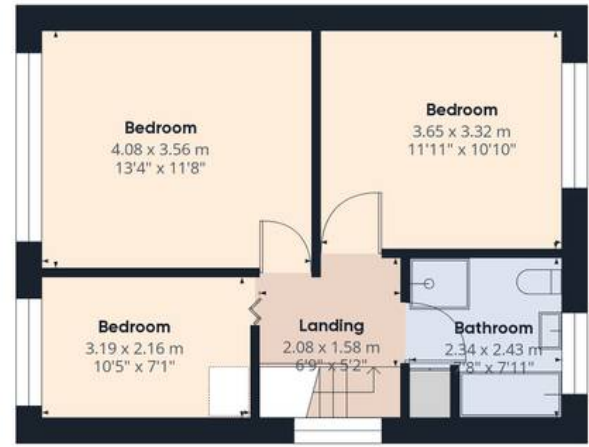




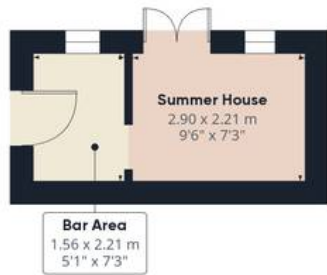




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

104.37 m²
1123.43 ft²

Reduced headroom

1.16 m²
12.49 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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