



Chapel Close, Hambleton

£385,000



Chapel Close

Hambleton, Selby

- Attractive Four Bedroomed Detached House
- South West Facing Rear Garden
- 128 SQ. M./ 1380 SQ. FT.
- Broadband: FTTP. Mobile: 5G
- Mains Electricity. Mains Gas Central Heating (Underfloor heating in Kitchen/diner, utility and cloakroom)
- FREEHOLD with Estate Management Fee £150 p.a..
- Mains Water Supply. Mains Drainage.
- Timber Frame Construction
- EPC Rating 'B'
- Council Tax Band 'E'



If you are looking for a home that you could move straight into within this most popular Village you need look no further. This beautifully presented property with secluded part walled rear garden is utterly charming and with prime position within this select development.

Stepping in to the hall with its useful cloak cupboard, you can head right into the spacious, bright and airy lounge or left into the Family entertaining, dining kitchen.

The Lounge is a generous space with a bay window to the front elevation and room for the largest of sofas for you to relax on and watch T.V. whilst still having space for some of the toys, so you can keep an eye whilst the children play. There is also a large under stairs cupboard perfect for storage.

The fabulous Kitchen has space for everything that a keen cook could wish for.

Built-in cooking facilities include an 'eye-level' NEFF Electric Oven and a 4 ring induction hob. Integrated appliances include a Fridge/Freezer and Dishwasher. Oodles of storage space in Ivory wall and floor units incorporating pan drawers with co-ordinating laminate work-surfaces and upstands. Under-unit spotlights, a single drainer sink unit with mixer tap over sits beneath a window overlooking the rear garden. Space for dining furniture with Bi-Fold doors and matching side panels that open onto the patio area. From the kitchen there is also a useful utility, again with extra cupboards and leading to ground floor cloaks/w.c. There is also a side door giving access to both front and rear of the property.



Upstairs, you find a spacious landing with storage cupboard (shelved for convenience)

All bedrooms are doubles!

Bedroom One has large window to the front elevation. Space for a King-sized Bed and a door leads into the En-suite Shower Room. Bedroom Two has views out over the rear of the property and a useful alcove for wardrobes. Bedroom Three has a front elevation & Four lies to the rear of the property with windows overlooking the garden.

The Family Bathroom has a three-piece suite comprising: panel bath with shower over and glass shower screen, a wall mounted hand-basin and a close-coupled w.c. Attractive part-tiled walls and an obscure window to the side elevation.

Outside: To the front of the property is a block paved driveway leading to the integral Garage with up and over electric door and the canopied. An attractive, low maintenance garden with some herbaceous planting with patio slabs to define the walkway to the main entrance.

To the rear of the property is an enclosed and secluded partially walled South West facing garden with lapped panel fencing and a personnel gate to the front garden. The garden is mainly laid to lawn with an extended patio area for al-fresco dining.

Early viewing highly recommended.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

128.28 m²
1380.79 ft²

Reduced headroom

0.93 m²
10.01 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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