



Westcroft Lane, Hambleton, YO8 9SA

In Excess of **£450,000**



Westcroft Lane

Hambleton, Selby, YO8 9SA

- Spacious Four Bed Detached Home On Large Corner Plot
- Wrap Around Secure Rear Garden And Detached Double Garage
- 163 Sq. M/ 1761 Sq. Ft
- Freehold
- Broadband: FTTP. Mobile: 5G
- Mains Electricity. Mains Gas Central Heating
- Mains Water Supply. Mains Sewerage
- Brick Built Construction
- EPC Rating 'C'
- Council Tax Band 'E'



Welcome to Westcroft Lane, Hambleton. This attractive and well presented four double bed family home occupies a generous corner plot with double detached garage and unspoilt rural views to the front.

Stepping in to the hall with its useful w.c/cloak, you can head left into the spacious, dual aspect lounge with feature fireplace with large windows/doors allowing light to stream in. There is also a dedicated study off the lounge at the rear of the property to ensure peace and quiet.

The kitchen/diner offers plenty of worksurface and cupboard space allowing room for the keenest of cooks, there is a built in fridge, hob and oven. There is also a space for dining table in the kitchen. From the kitchen you can access the utility room with further storage cupboards, sink and plumbing for washing machine and door leading out into the rear garden.

The dining room is also accessed from the kitchen at the front of the property with door back through into the main hall allowing seamless flow through the ground floor accommodation.

Upstairs, you find four spacious double bedrooms as well as the family bathroom.

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. There is also a private dressing room and built in wardrobes to the main bedroom

Bedroom Two has views out over the front and a wealth of fitted wardrobes. Bedroom Three also has fitted wardrobes and Bedroom Four lies to the rear of the property overlooking the garden.

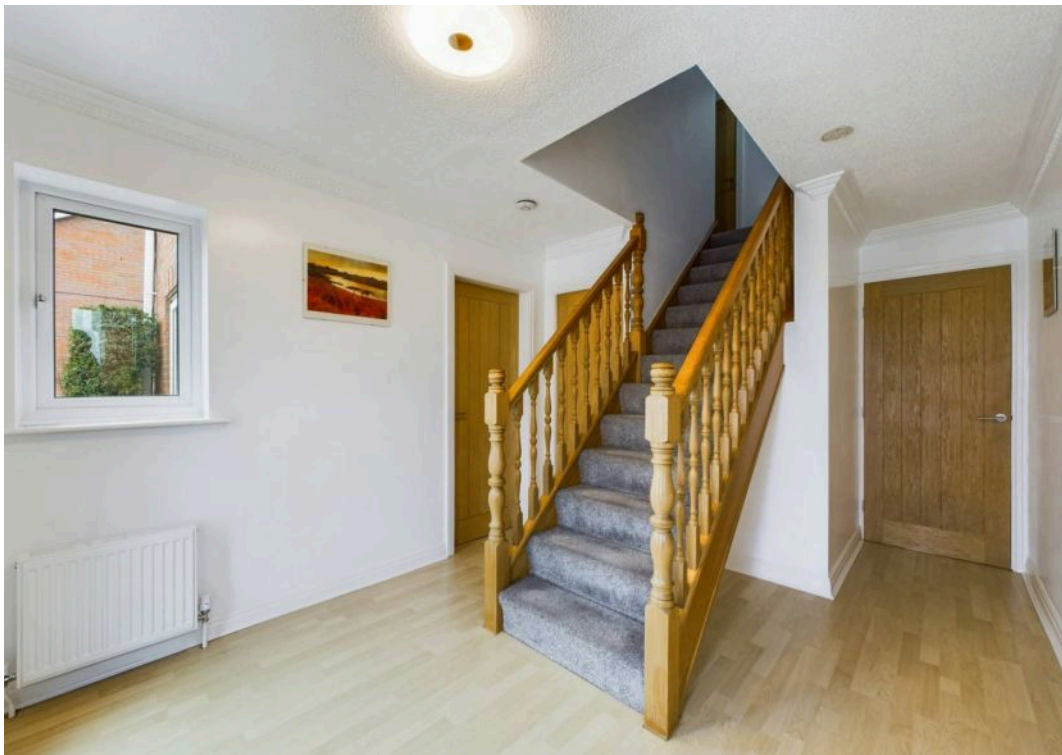
The Family Bathroom is fully tiled and has a three-piece suite comprising: panel bath with shower over and glass shower screen, a wall mounted hand-basin and a close-coupled w.c.



Outside: To the rear of the property is a large and secluded partially walled garden with gated access to the double width driveway, which leads up to the detached double garage. The garage boasts power, lighting and a handy Upvc, personnel door allowing access from the garden.

The garden is mainly laid to lawn with an extended patio area for al-fresco dining.

Viewing is highly recommended.





Outside: To the rear of the property is a large and secluded partially walled garden with gated access to the double width driveway, which leads up to the detached double garage. The garage boasts power, lighting and a handy Upvc, personnel door allowing access from the garden.

The garden is mainly laid to lawn with an extended patio area for al-fresco dining.

Early viewing highly recommended.



Outside: To the rear of the property is a large and secluded partially walled garden with gated access to the double width driveway, which leads up to the detached double garage. The garage boasts power, lighting and a handy Upvc, personnel door allowing access from the garden. The garden is mainly laid to lawn with an extended patio area for al-fresco dining.

Early viewing highly recommended.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

163.64 m²
1761.38 ft²

Reduced headroom

0.2 m²
2.1 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

