



**Cornflower Close, Hambleton, YO8 9UE**

Offers Over **£380,000**





## Cornflower Close

Hambleton, Selby

- Four Bedroomed Detached House with Integral Garage
- Brick Built Construction with approx. 7 years NHBC Guarantee remaining
- 136 Sq.m. /1462 Sq.ft.
- Mains Gas, Electricity, Water and Sewerage
- North Facing Rear Garden
- Broadband: FTTP Mobile: 5G
- Council Tax Band 'E'
- EPC Rating 'B'



If you are looking for a home that will give you more 'leisure' time – somewhere ready to move into with your family that doesn't need lots of redecoration, renovation or maintenance – then this home could be perfect for you.

Stepping in to the hall with its under-stairs w.c., you can head straight through to the Kitchen or take the door on the right to the Lounge.

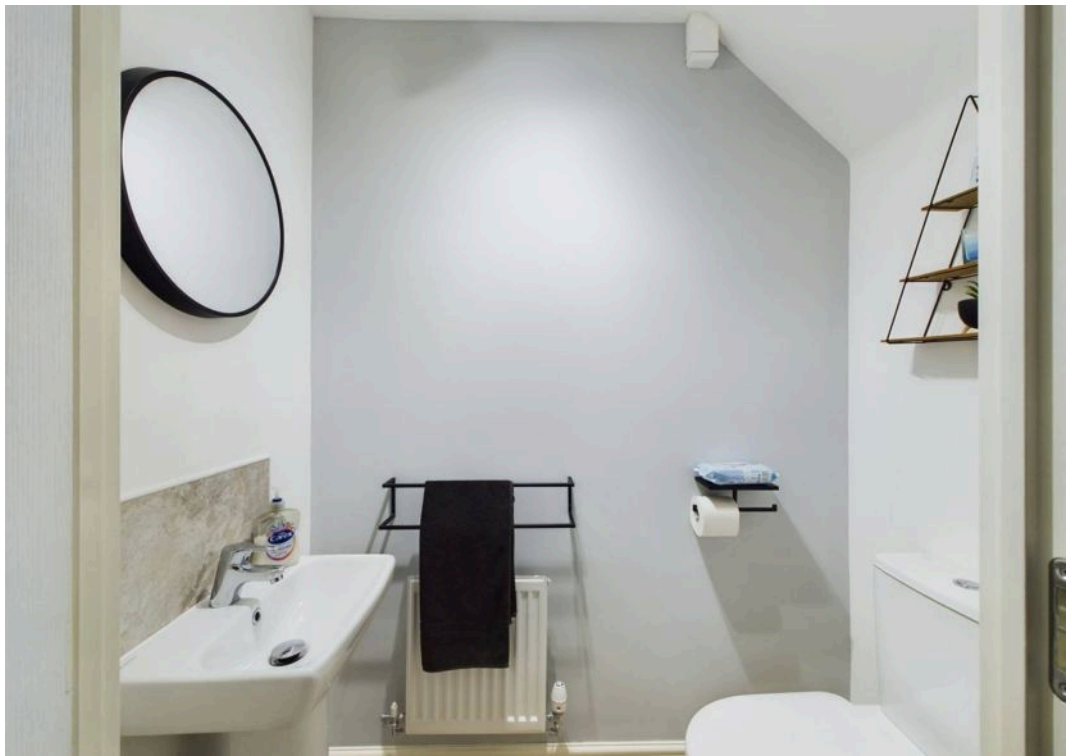
The Lounge is a generous space with a bay window to the front elevation and room for the largest of sofas for you to relax on and watch T.V. whilst still having space for some of the toys, so you can keep an eye whilst the children play.

This fabulous Kitchen has space for everything that a keen cook would wish for.

Built-in cooking facilities include a double 'eye-level' Electric Oven/Grille and a Five Ring Gas Hob with Chrome/Glass Cooker Hood/Light over. Integrated appliances include a Fridge/Freezer and Dishwasher. Oodles of storage space in pale -grey wall and floor units incorporating pan drawers with co-ordinating laminate work-surfaces and upstands. Under-unit spotlights and Kick-board lighting. A single drainer sink unit with mixer tap over sits beneath a rear window overlooking the garden. Space for dining furniture with French doors and matching side panels that open onto the patio area. Attractive pale-grey, wood effect laminate flooring and a door leading into the Utility.

The Utility houses a range of matching base units with matching work-surfaces and sink. Integrated Washing Machine, space for Tumble Drier and matching laminate flooring. A door leads out onto the rear garden and a personnel door leads into the Garage.











Upstairs, you find a spacious landing with storage cupboard housing the hot water tank.

Bedroom One has two windows to the front elevation and built-in wardrobes. Space for a Queen-sized Bed and a door leads into the En-suite Shower Room. Bedroom Two, also has two windows to the front elevation and a display area to the staircase bulk-head. This could be enclosed to create built-in wardrobe space. It too has an En-suite Shower Room.

Bedrooms Three & Four lie to the rear of the property with windows overlooking the garden.

The Family Bathroom has a three-piece suite comprising: panel bath with mains fed 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 rear elevation.

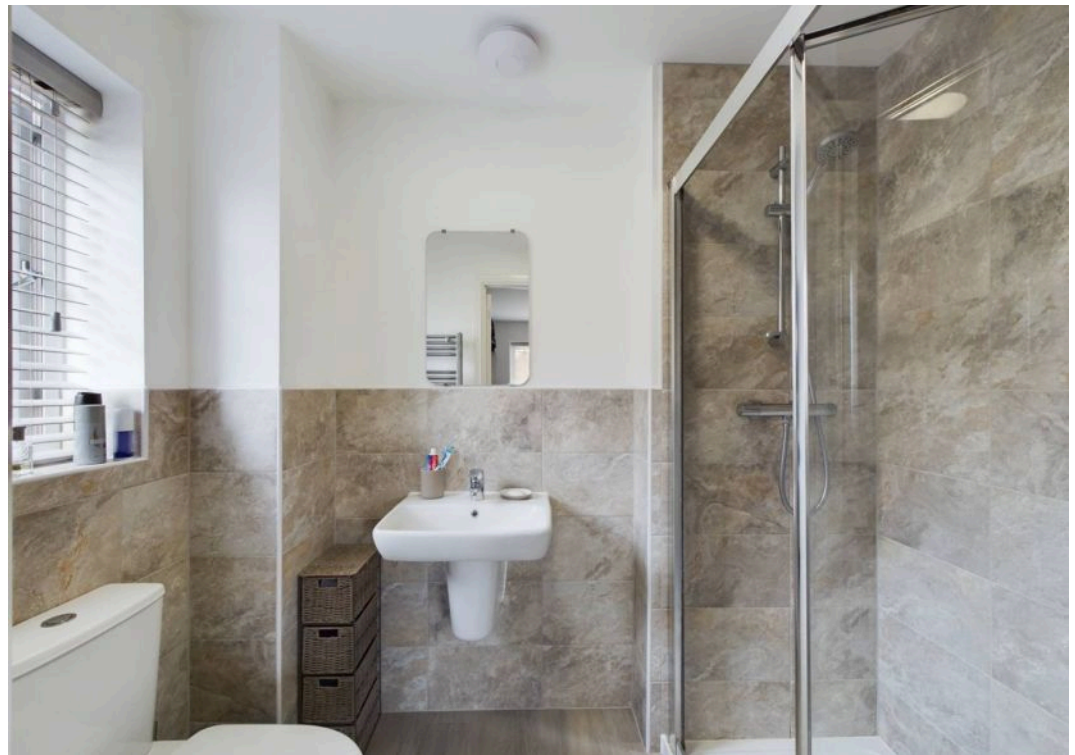
Outside: To the front of the property is a block paved driveway leading to the integral Garage with up and over door and the canopied front entrance door. An attractive, low maintenance area is slate chipped with some herbaceous planting.

To the rear of the property is an enclosed 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.

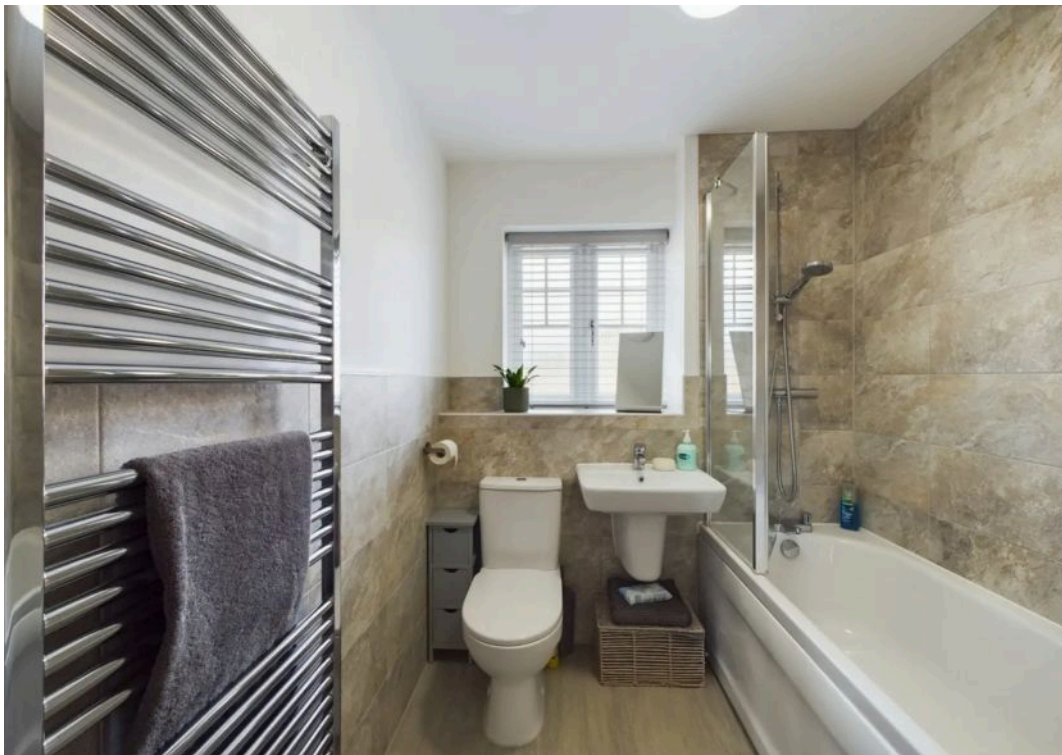
**Important Notes:**

- Approximately 7 years left on the NHBC Guarantee.
- CCTV & Alarm System with mobile phone connectivity will remain in the property.
- Remote control, under eaves lighting & flood lights will remain in the property.

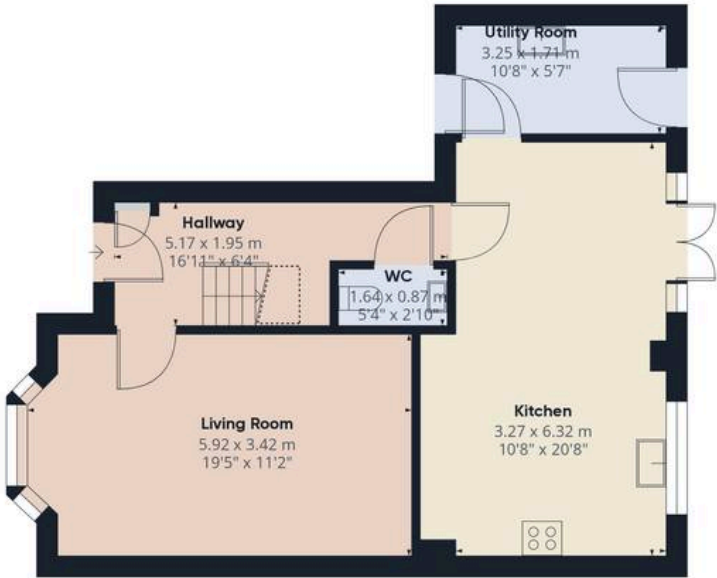




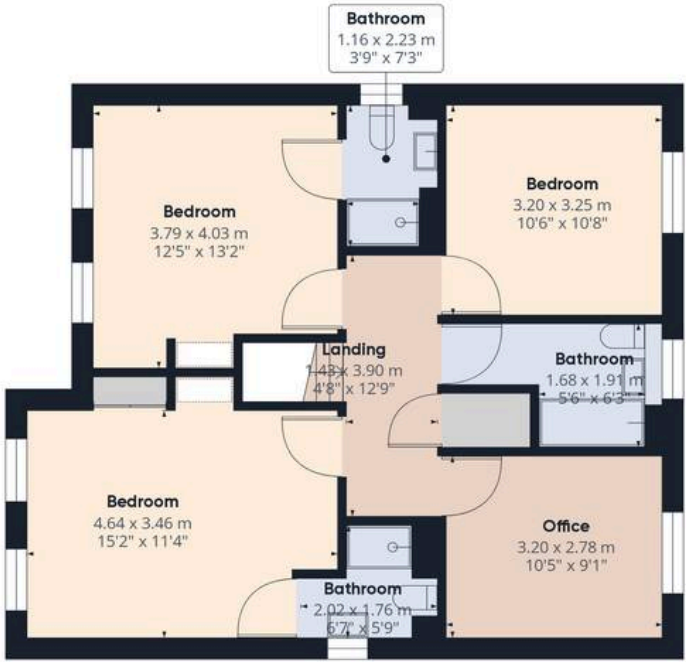








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

125.21 m<sup>2</sup>  
1347.72 ft<sup>2</sup>

Reduced headroom

1.31 m<sup>2</sup>  
14.1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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





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