



£260,000

3 Bedroom Semi-Detached House for sale
1 Snowdrop Rise, Hambleton, Selby



EweMove
SALES AND LETTINGS



Overview

Modern, three-bedroom family home in the highly regarded village of Hambleton. Immaculate decor throughout, ensuite principal bedroom and fantastic views. Excellent local schools and strong commuter links.



Key Features

- Three Double Bedrooms
- Sought-After Village Location
- Ensuite to Principal Bedroom
- Open Aspect To Front
- Private, Secure Rear Garden
- Off-Street Parking For Multiple Vehicles
- Excellent Commuter Links
- NHBC Warranty Valid Until 2032
- EV Charger Installed
- EPC Rating: B







Available for sale for the very first time since being built, this modern family home is nestled within the highly sought-after village of Hambleton. This impeccably presented three-bedroom detached family residence offers a harmonious blend of style and comfort. With open aspects to the front with incredible views, this home boasts both modern styling and practical living in abundance.

Upon entering, you are welcomed into the entrance hall with boot cupboard, leading to a generously proportioned living room with plenty of room for modern family living, this room is perfect for both relaxing and entertaining. The contemporary kitchen, featuring an array of integrated appliances, a pantry cupboard and plenty of space for a dining table, this is a space that is both practical and inviting. Double French doors open out directly on to the rear garden ensures this room benefits from an abundance of natural light. A large, convenient ground-floor W/C adds to the home's functionality.

The first floor hosts a well-proportioned principal bedroom complete with a private en-suite shower room and contemporary fitted wardrobes, along with two further well-appointed double bedrooms and a sleek family bathroom, offering the perfect arrangement for the whole family.

Externally, the rear garden has been upgraded from the original build, including attractive paving, a generously sized patio area and a well-laid lawn. This garden has been designed with stylish socialising in mind and is the perfect spot for summer BBQs or even just relaxing on a lounger on a warm day. Its versatility and space allow ample opportunities for garden enthusiasts to make it their own, whilst also being very easy to manage in its current configuration for those who prefer their gardens to relax in rather than work on.

The front of the house offers a small, attractive front garden and off-street parking for several vehicles. With an open aspect to the front, visitors and occupants alike will feel a true sense of space when outside the property.

Further benefits include double glazing, a pre-installed EV Charger and exceptional attention to detail throughout.

Situated in the charming village of Hambleton, this property is ideally positioned just 4 miles west of Selby, offering easy access to a variety of local amenities, including two traditional pubs (One of which is renowned for its fantastic menu), a well-regarded primary school, and a village shop. Excellent transport links, including the M62 and A1/M1 motorways, provide seamless connections to

Leeds, Hull, York, Doncaster, and beyond. Selby railway station offers regular direct trains to Leeds, York, Hull, Manchester and even London. Ideal for daily or regular rail commuters.

This rare offering combines a prestigious location with exceptional living spaces, making it an ideal family home. Early viewing is highly recommended.

Flood risk is rated **VERY LOW** (Rivers & Seas) and **VERY LOW** (Surface Water).

Ultrafast broadband is available to the property with speeds up to 1800 Mbps.

Mobile Phone Coverage (Estimated):

EE: Outstanding Coverage

Vodafone: Good Coverage

O2: Outstanding Coverage

Three: Good Coverage

Broadband Speed (Estimated):

Standard: 14 mbps

Superfast: 80 mbps

Ultrafast: 1800 mbps

MATERIAL INFORMATION

Tenure: Freehold

Service Charges Applicable: Yes. Approx £160 per annum

Council: North Yorkshire County Council

Council Tax Band: C

Parking: Off-Street Parking For Two Vehicles

Flood Risk - Rivers & Seas: Very Low

Flood Risk - Surface Water: Very Low

Conservation Area: No

Lounge

17' 5" x 11' 5" (5.31m x 3.48m)

Kitchen / Dining Room

15' 5" x 12' 5" (4.71m x 3.80m)

Guest WC

5' 11" x 3' 3" (1.81m x 1.00m)

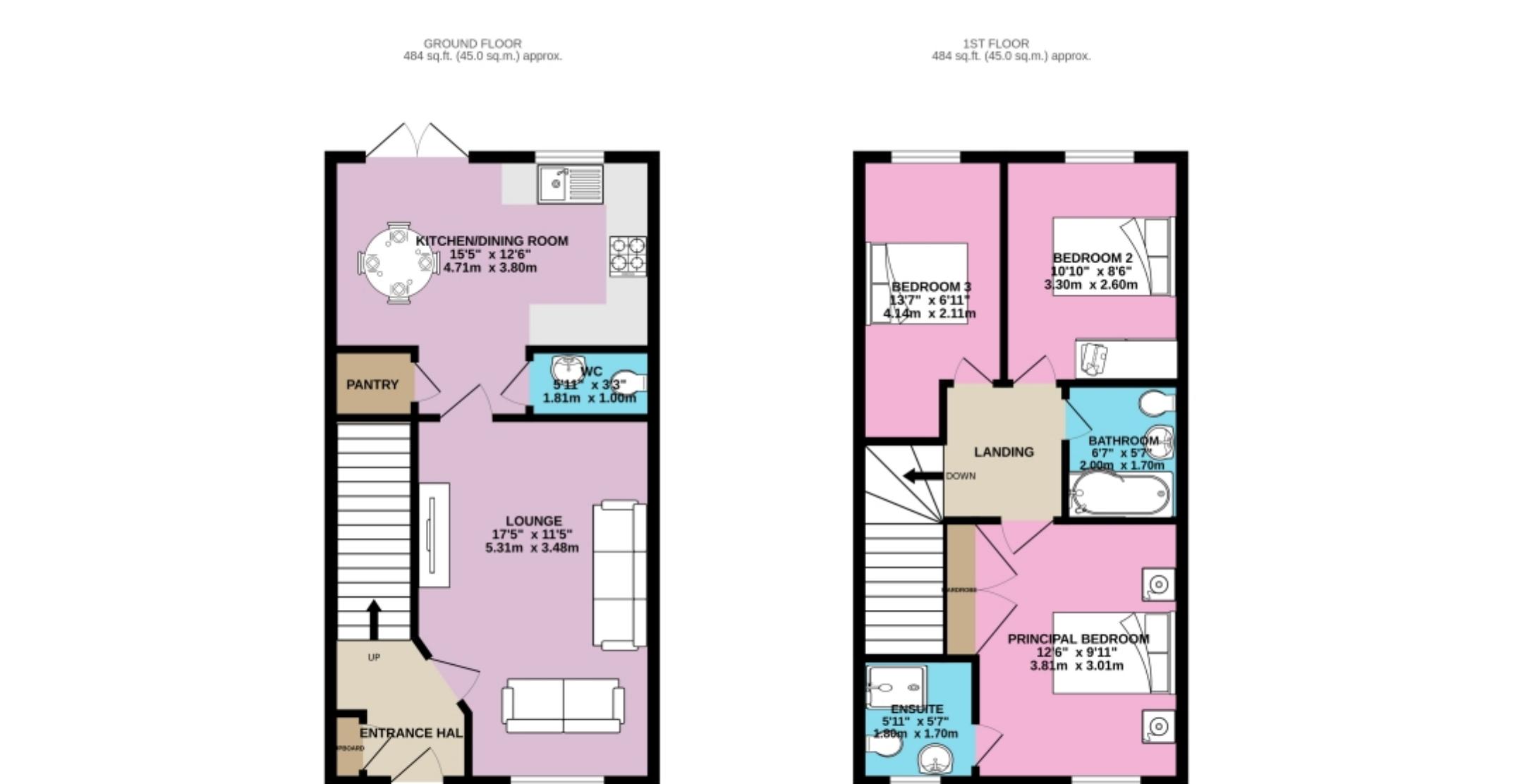
Principal Bedroom

12' 5" x 9' 10" (3.81m x 3.01m)

Ensuite Shower Room

5' 10" x 5' 6" (1.80m x 1.70m)

Floorplans



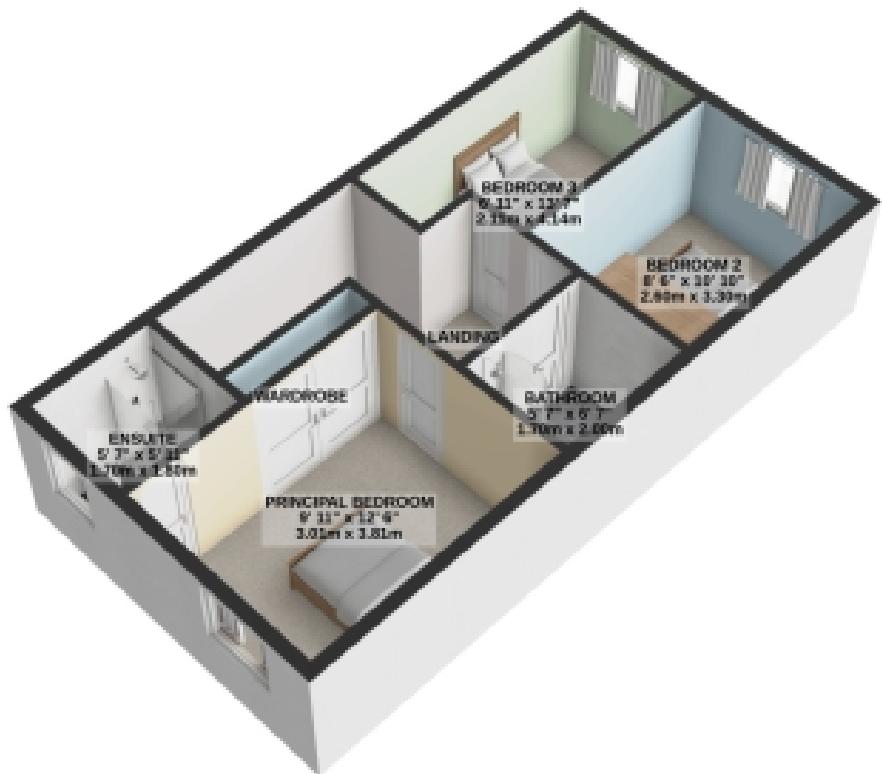
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items of apparatus are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Floorplans

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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