



3 Bed
House - Semi-Detached
located in Hambleton

2 Wheatsheaf Court

Hambleton

Selby

YO8 9GG



Asking price £295,000

*** BI-FOLD DOORS TO PRIVATE GARDEN *** Wynn & Co Sales and Lettings are delighted to offer for sale this beautiful three double bedroom semi detached family home located in the sought-after village of Hambleton.

Situated on a small select development with a driveway to the rear and features such as stunning sash windows to the front aspect and bi-fold doors to the rear, which open onto the garden patio offering outdoor living.

The accommodation briefly comprises:- spacious kitchen-diner / breakfast room, ground floor Cloaks/WC, open plan living room also with dining space, stairs and landing, two double bedrooms, house bathroom, further staircase and third double bedroom with an ensuite shower room and walk-in wardrobe. Externally there is a lawned front garden and a private enclosed rear garden with a driveway beyond.

Hambleton has a convenience store, primary school, village hall and pub, enjoying good access to Selby, Leeds, York, Hull and the M62 & A1(M) motorway networks.

Kitchen-Diner

12'2" x 10'11" plus recess

Fitted with a range of units to both high and low levels complimented with wood effect worktops and splashback tiling. Inset stainless steel sink unit with mixer tap, fitted four ring electric hob with electric oven under and stainless steel/glass extractor hood over, plumbing for washer, integrated dishwasher and separate integrated fridge and freezer. Spotlights to the ceiling, central heating radiator, UPVC double glazed front door and UPVC double glazed sash window to the front aspect.

Cloakroom/WC

Housing a low level WC and pedestal wash hand basin with splashback tiling. Central heating radiator and UPVC double glazed sash window to the front aspect.

Living Room

16'2" x 14'8" max

Spacious living room and space for dining area with laminate flooring, central heating radiator, useful storage cupboard and UPVC double glazed bi-fold doors opening out onto the garden patio.

Stairs and Landing

Staircase with spindle railed banister leads off the kitchen-diner to a first floor landing area with central heating radiator, doors off to first floor accommodation and further staircase to second floor.

Bedroom Two

14'8" x 9'10"

Double bedroom with central heating radiator under UPVC double glazed window to the rear aspect.

Bedroom Three

14'8" x 10'5" max

Spacious L-shaped bedroom with central heating radiator and two feature modern style UPVC double glazed sash windows to the front aspect.

Bathroom

7'7" x 7'5"

Furnished with a white suite comprising a modern panelled rectangular bath with shower attachment over, low level WC and pedestal wash hand basin. Chrome heated towel rail, part tiled to walls and UPVC double glazed modern style sash window to the side aspect.

Stairs and Landing

Further staircase leads off the first floor to a landing area with storage cupboard and access to double bedroom.

Bedroom One

14'10" x 11'1"

Large double bedroom with central heating radiator, spotlights to the ceiling and modern UPVC double glazed dormer window to the rear aspect.

Ensuite Shower Room

7'4" x 6'6"

Furnished with a white suite comprising a shower cubicle with electric shower, low level WC and pedestal wash hand basin. Part tiling to walls and central heating radiator.



Walk-In Wardrobe

Good sized walk in wardrobe.

Exterior

Lawned front garden with brick built boundary wall and a decorative sweeping pathway to the front door. Enclosed rear garden which is part lawned with a block paved patio / seating area to the house, hardstanding for a shed, further patio to bottom corner of garden and gated access.



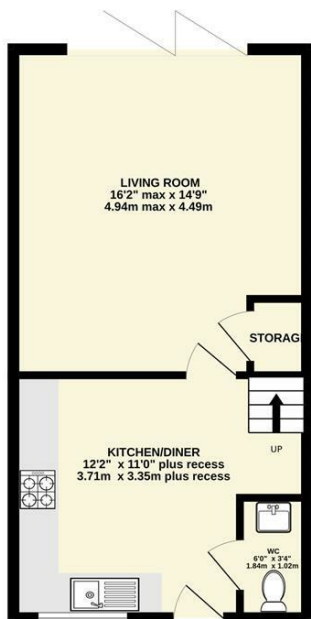




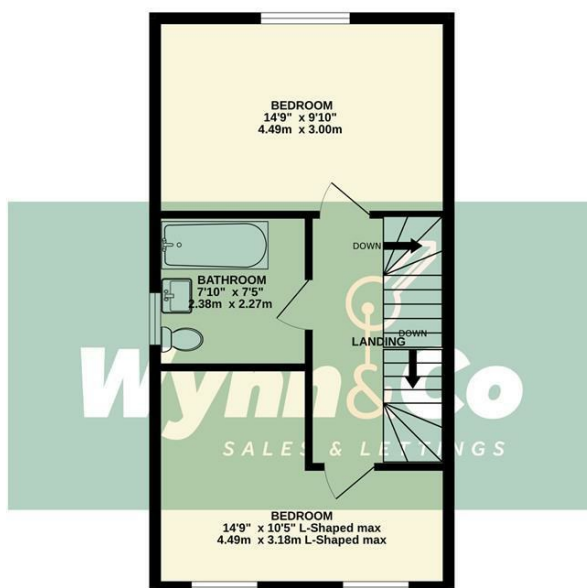
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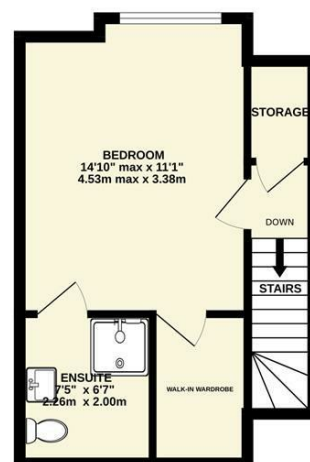
GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



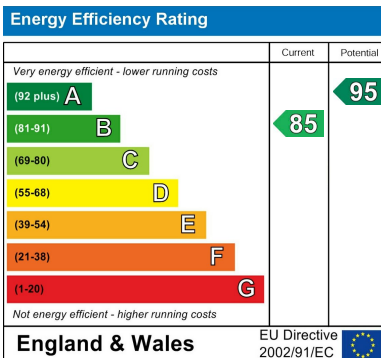
2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



THREE BEDROOM THREE STOREY SEMI DETACHED HOME

TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 as to their operability or efficiency can be given.
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DIRECTIONS

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