



Garth Lane, Hambleton

Built in early 2000's, Hunters Selby are delighted to be able to offer for sale this deceptively spacious five bedroom detached home situated within the popular village of Hambleton.

Asking Price £425,000

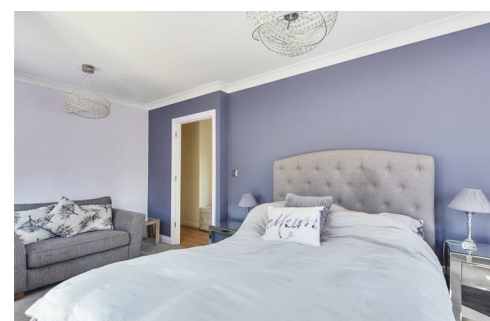


Garth Lane, Hambleton

DESCRIPTION

Built in early 2000's, Hunters Selby are delighted to be able to offer for sale this deceptively spacious five bedroom detached home situated within the popular village of Hambleton. The property benefits from a gas central heating system and double glazing and briefly comprises an entrance hall, dining room, office, kitchen/breakfast/reception room (28'9" x 16'5"), utility room, downstairs cloakroom/w.c., bedroom one with dressing room and shower room to the ground floor (potential to be a self-contained annexe). To the first-floor bedroom two with en-suite, three further bedrooms and a bathroom. A double gated entrance leads to the garage with ample parking. To the rear is a garden set to lawn with attractive patio area and mature shrub borders. Viewing comes highly recommended. Call Hunters Selby, seven days a week to book a viewing.

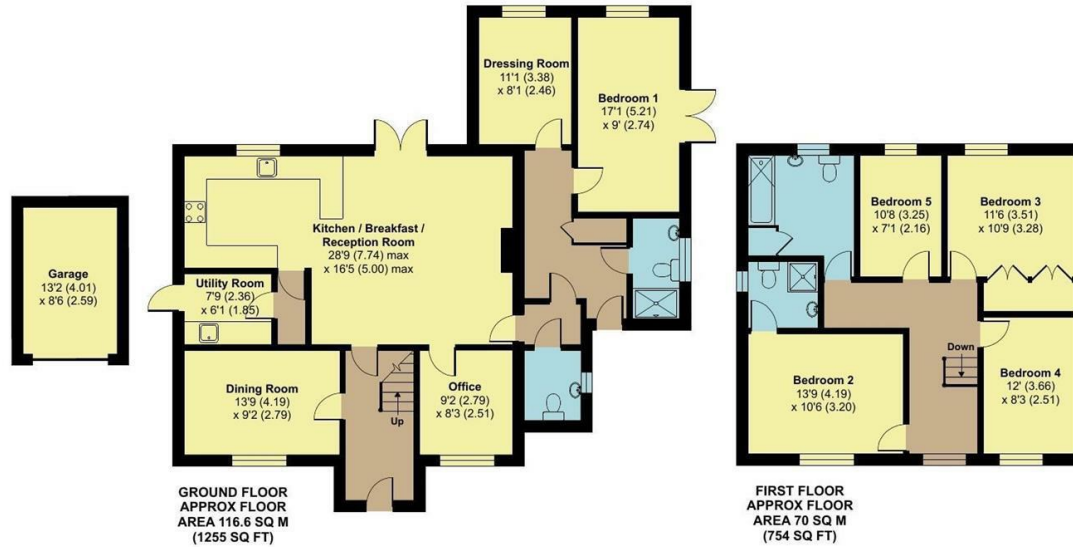
- DETACHED HOUSE
- POTENTIAL FOR SELF CONTAINED ANNEXE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- OPEN PLAN KITCHEN/RECEPTION ROOM
- GARAGE
- GARDEN
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING : C





Garth Lane, Hambleton, Selby, YO8

Approximate Area = 2009 sq ft / 186.6 sq m
 Garage = 111 sq ft / 10.3 sq m
 Total = 2120 sq ft / 196.9 sq m
 For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Hunters Property Group. REF: 870971

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