



HUNTERS[®]
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2 Chapel Close, Hambleton, Selby, YO8 9SA

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Asking Price £395,000

Hunters (Selby) are delighted to offer for sale this well presented four bedroom detached home situated within the popular village of Hambleton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises of an entrance hall, living room, kitchen, snug/dining room, cloakroom/w.c to the first floor. To the second floor bedroom one with en-suite, three further bedrooms and a bathroom. To the front of the property there is a driveway with a garden laid to lawn. To the rear of the property there is a patio area with fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Hambleton is a popular village which is conveniently located approximately 5 miles from the A1M providing good commuter access to Leeds and other surrounding major cities and towns. Village amenities include a village shop, a church, The Owl Hotel and a public house. Primary education is provided by the local C of E school, rated highly by Ofsted. Also, located on a good bus route with direct connections to Selby/York/Leeds.

DIRECTIONS

Leave Selby via the A63, Leeds Road in a westerly direction. Follow the road over the level crossing through the village of Thorpe Willoughby. At the roundabout take the 2nd exit and follow the signpost A63 to Leeds. This road will lead into Hambleton, take the left hand turn onto Chapel Street and then turn left onto Chapel Close where the property can be identified by a Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold.
Council Tax Banding; D
EPC Rating : B

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

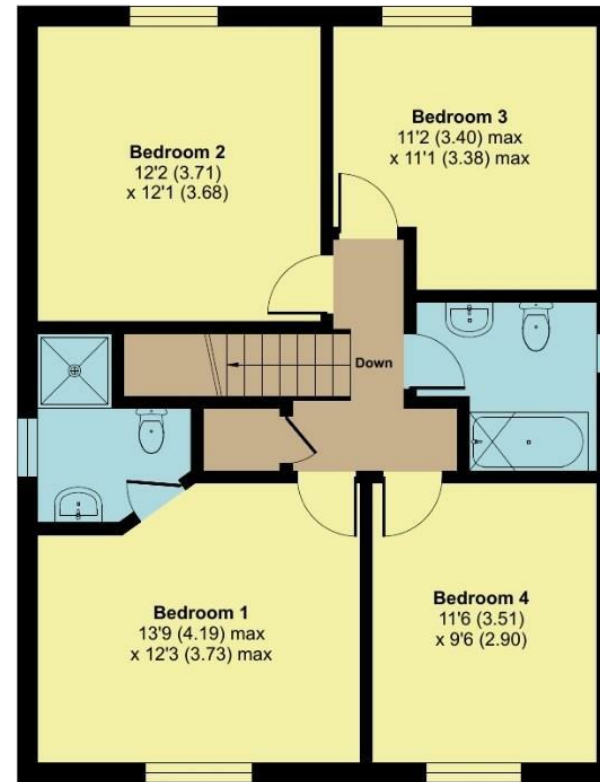
Chapel Close, Hambleton, Selby, YO8

Approximate Area = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR AREA 70.8 SQ M (763 SQ FT)



FIRST FLOOR
APPROX FLOOR AREA 68.5 SQ M (738 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1067827

