



HUNTERS[®]
HERE TO GET *you* THERE

3 Gateforth Court, Hambleton, Selby, YO8 9GX

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Asking Price £475,000

Situated within the popular village of Hambleton, enjoying a cul-de-sac position, this is a spacious, beautiful and well proportioned five bedroom detached family home.

Situated within the popular village of Hambleton, enjoying a cul-de-sac position, this is a spacious, beautiful and well proportioned five bedroom detached family home. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, downstairs, lounge, open plan kitchen/dining room, utility room, cloakroom/w.c., to the ground floor. To the first floor bedroom one with en-suite, three further bedrooms and a bathroom. To the second floor there is a further bedroom and a bathroom. Outside to the front of the property a driveway leads to the garage. There is a garden laid to lawn and a gate that leads down the side of the property. To the rear of the property there is a garden laid to lawn with a patio area and 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 second exit and follow the signpost A63 to Leeds. This road will lead into Hambleton, take the left hand turn onto Gateforth Lane and then left onto Gateforth Court where the property is located on the left hand side.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

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. 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.

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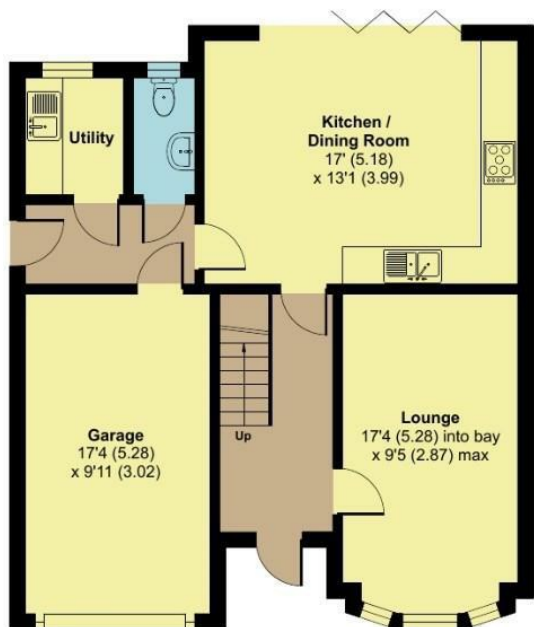
Approximate Area = 1662 sq ft / 154.4 sq m

Limited Use Area(s) = 80 sq ft / 7.4 sq m

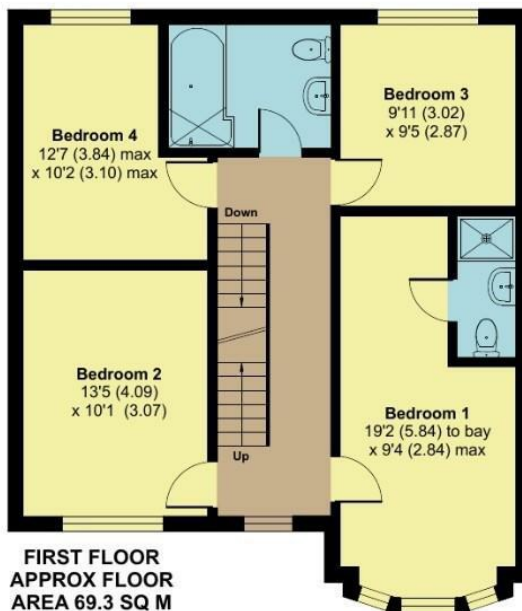
Garage= 168 sq ft / 15.6 sq m

Total = 1910 sq ft / 177.4 sq m

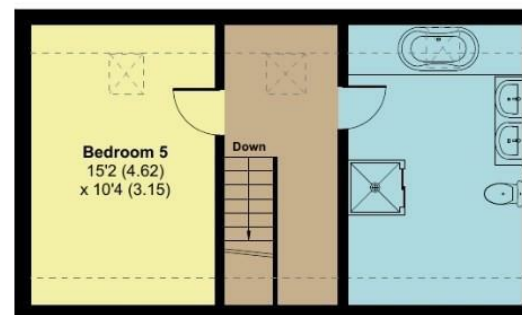
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 54.9 SQ M
(592 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 69.3 SQ M
(746 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 30.1 SQ M
(324 SQ FT)



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2023. Produced for Hunters Property Group. REF: 1061713

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





