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Hambleton Low Street, Carlton, Goole, DN14 9LR

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Asking Price £445,000

DESCRIPTION

Hambleton is an individual five bedroom detached home offering versatile family living accommodation and is situated within the popular village of Carlton with easy access to excellent commuter links. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, living room, snug, kitchen/dining room, utility room, bathroom and three bedrooms to the ground floor. To the first floor there is a landing which could be used as a study/office space, bedroom one and bedroom two both have en-suite bathrooms. To the front of the property a driveway leads to a garage with a garden laid to lawn. To the rear of the property there is garden to laid to lawn along with a decking area, shrub borders and fencing around the perimeter. Viewing comes highly recommended to appreciate the versatile accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Carlton village offers local amenities including two local village stores, a post office, a local doctors surgery, pub and a fish and chip shop. The adjacent village of Snaith offers a wide range of shops including a mini supermarket, chemist, butcher, cafes, pubs. several hairdressers, florists and takeaway outlets.

DIRECTIONS

From Selby take the A1041 proceed through the village of Camblesforth and on entering the village of Carlton High Street, then turn right onto Hirst Road, then right onto Low Street where the property can be identified.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com

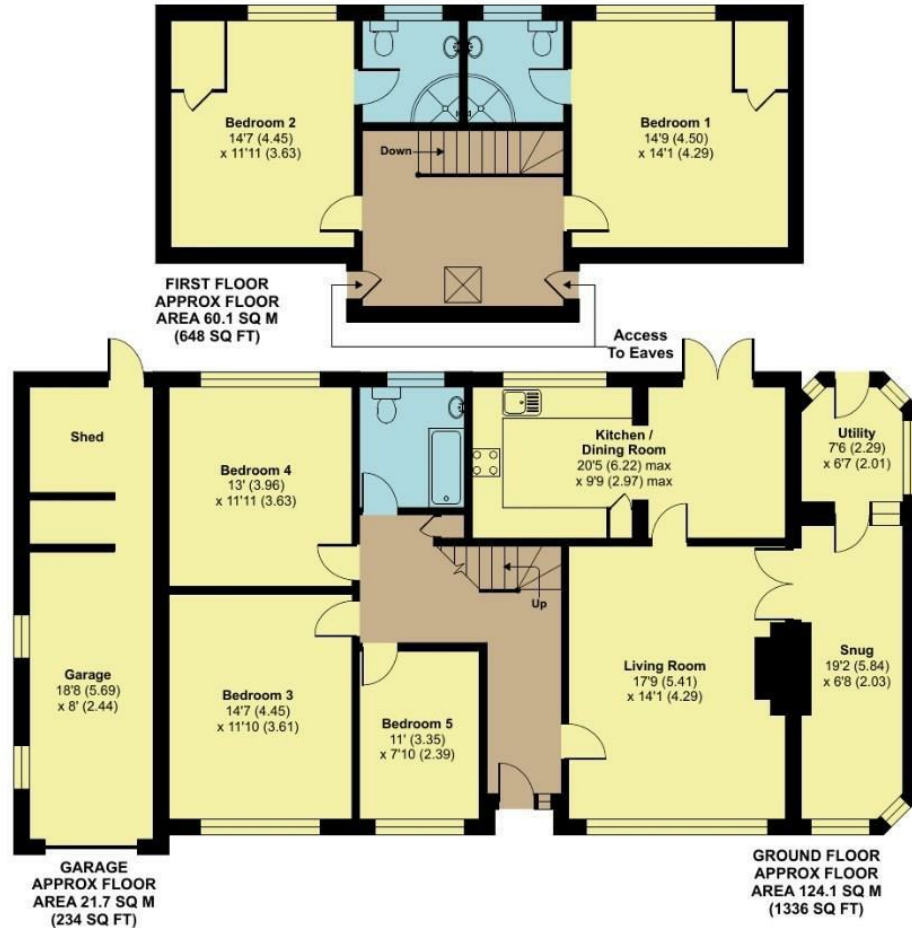
Low Street, Carlton, Goole, DN14

Approximate Area = 1984 sq ft / 184.3 sq m

Garage / Shed = 234 sq ft / 21.7 sq m

Total = 2218 sq ft / 206 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 60.1 SQ M
(648 SQ FT)

GARAGE
APPROX FLOOR
AREA 21.7 SQ M
(234 SQ FT)

GROUND FLOOR
APPROX FLOOR
AREA 124.1 SQ M
(1336 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024. Produced for Hunters Property Group. REF: 1107248

