



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

14 St. Marys Approach, Hambleton, Selby, YO8 9GZ

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Asking Price £440,000

**DESCRIPTION**

Hunters (Selby) are delighted to offer for sale this well presented six 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, lounge, dining room, cloakroom/w.c, kitchen and utility room to the ground floor. To the first floor bedroom one with en-suite, three further bedrooms and a family bathroom. To the second floor there is two further bedrooms, one is currently used as a study. To the front of the property there is a driveway leading to an integral garage along with a garden laid to lawn. To the rear of the property there is a two decking areas perfect for summer dining 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 first right hand turn onto St. Mary's Approach where the property can be identified on the right hand side by our Hunters for sale board.

**Material Information - Selby**

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

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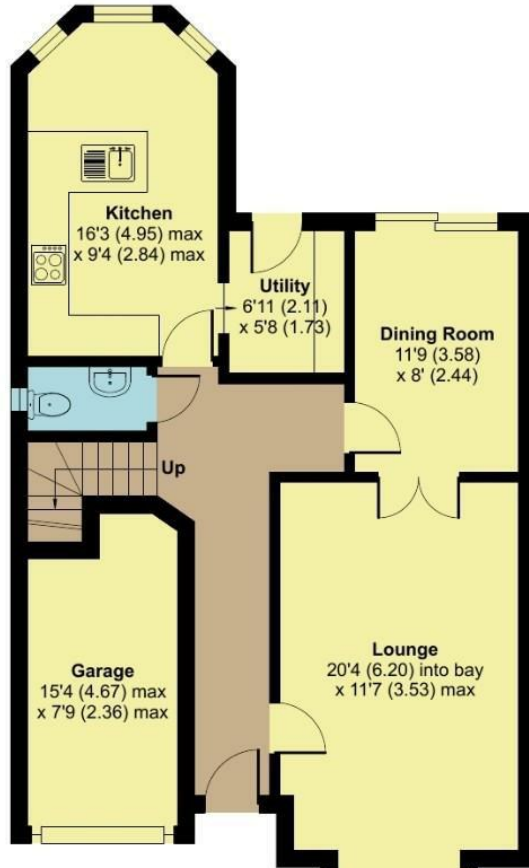
# St. Marys Approach, Selby, YO8

Approximate Area = 1847 sq ft / 171.6 sq m

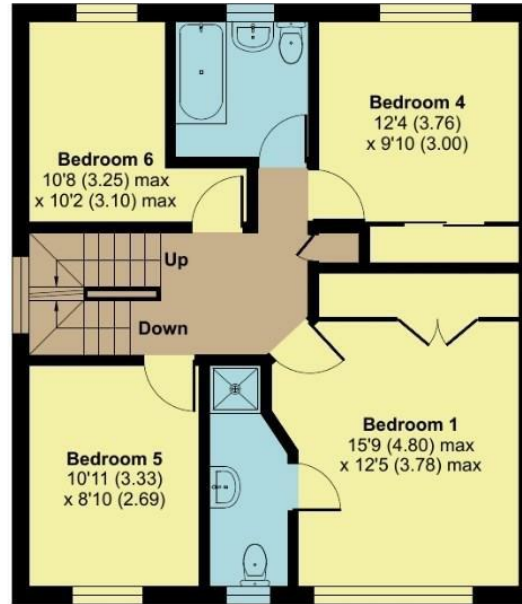
Garage = 104 sq ft / 9.6 sq m

Total = 1951 sq ft / 181.2 sq m

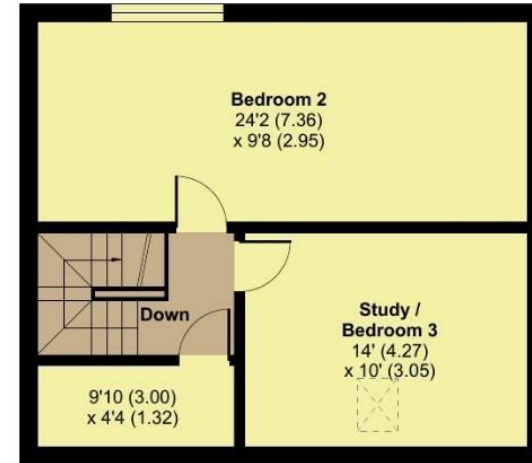
For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 73.1 SQ M  
(787 SQ FT)**



**FIRST FLOOR  
APPROX FLOOR  
AREA 61.7 SQ M  
(664 SQ FT)**



**SECOND FLOOR  
APPROX FLOOR  
AREA 46.4 SQ M  
(500 SQ FT)**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1130996

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	78
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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