



Gateforth Lane, Hambleton, Selby, YO8 9HP



Asking Price £675,000

HUNTERS
EXCLUSIVE

Gateforth Lane, Hambleton

DESCRIPTION

Circa 1816. Walmsley House is a grade II listed four bedroom detached home offering versatile living accommodation situated within the popular village of Hambleton with easy access to excellent commuter links. This individual characterful home comprises entrance hall, sitting room with original window shutters, tv room with coal effect burning stove, dining room with original window shutters, kitchen with gas Aga, electric companion Aga, integrated dishwasher, original window shutters, utility room and w.c to the ground floor. To the first floor bedroom one has original Georgian cast iron fireplace with surround, original built in cupboard along with an en-suite shower room. Bedroom two has an original Georgian cast iron fireplace with surround and two original built in cupboards. Bedroom three has an original Georgian cast iron fireplace with surround. Bedroom four is currently used as an office. The first floor also benefits from a dressing room and a family bathroom. To the outside of the property there is an electric gate leading to a large driveway with parking for several vehicles along with gardens laid to lawn and a graveled area which is perfect for summer dining. The property also benefits from a large garage (3000 square feet) which could also be used as a business premises subject to planning. Viewing comes highly recommended to appreciate this individual period home. 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 the property is located on the right hand side identified by our Hunters exclusive board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Band : D

EPC Rating : D





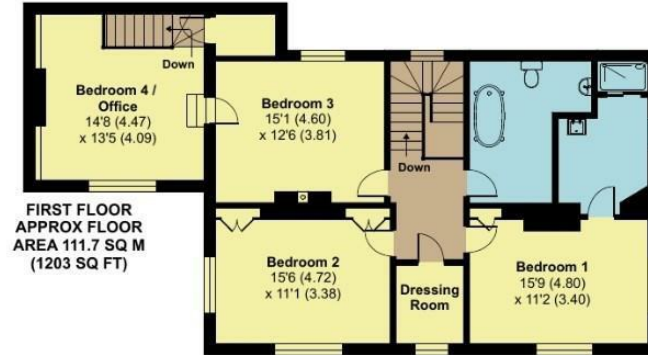
Gateforth Lane, Hambleton, Selby, YO8

Approximate Area = 2702 sq ft / 251 sq m

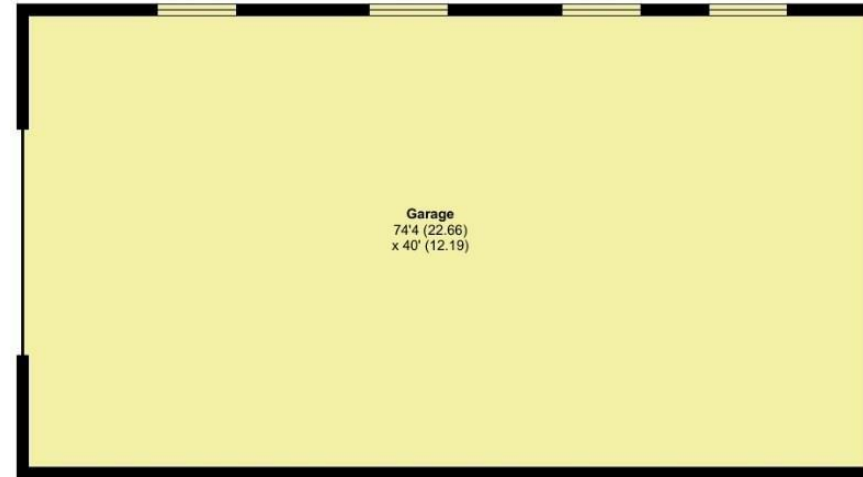
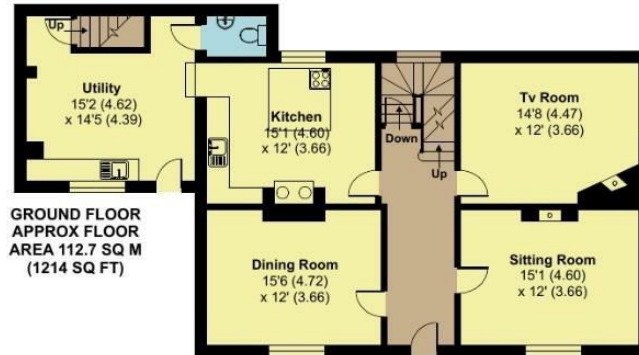
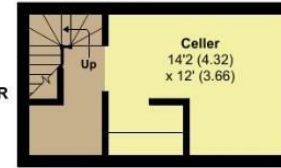
Garage = 2973 sq ft / 276.1 sq m

Total = 5675 sq ft / 527.2 sq m

For identification only - Not to scale

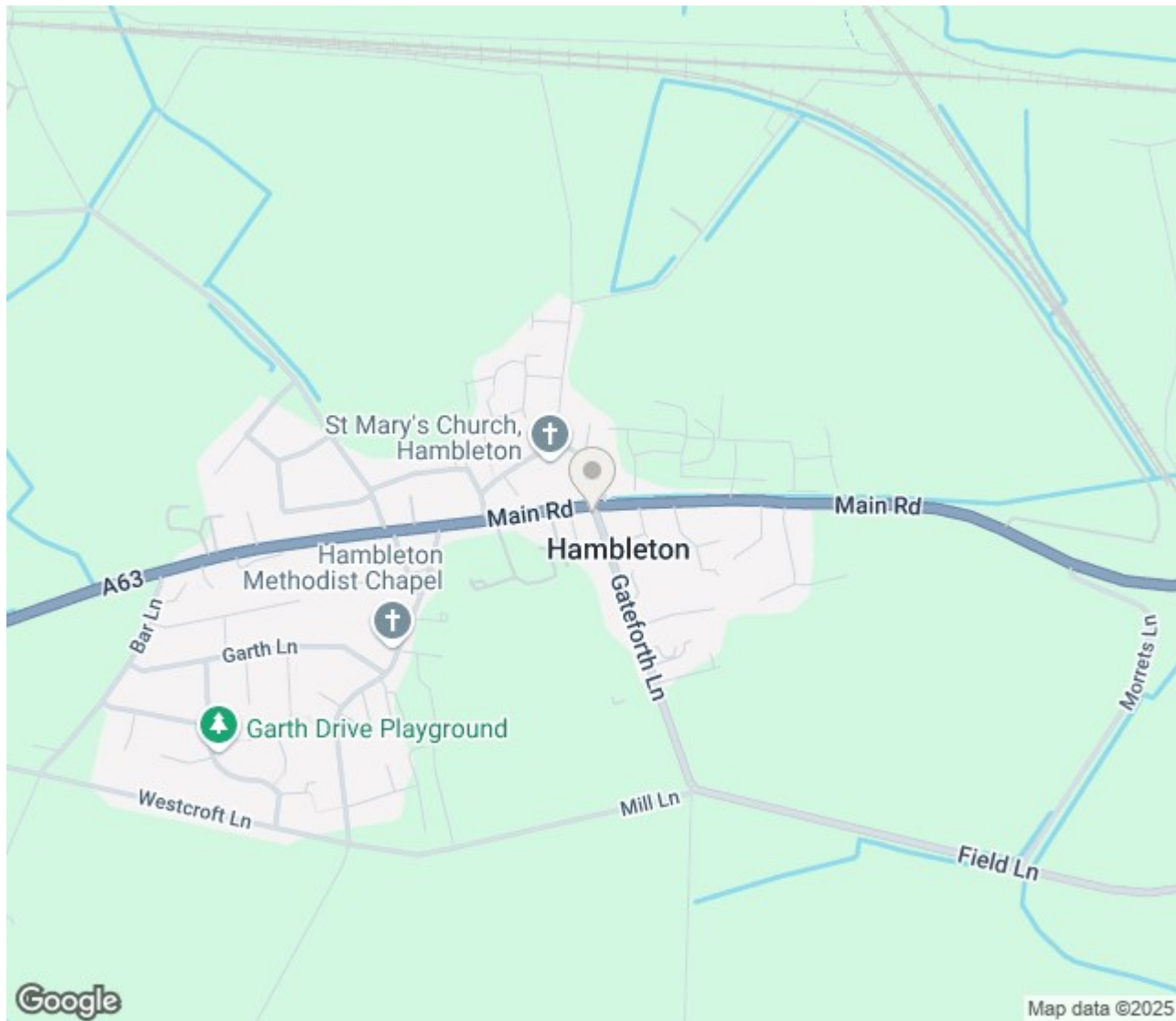


LOWER GROUND FLOOR
APPROX FLOOR
AREA 26.4 SQ M
(285 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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