



HUNTERS[®]
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1 Beech Tree Lane, Camblesforth, Selby, YO8 8HT

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Guide Price £340,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautifully well presented three bedroom detached bungalow situated within the popular village of Camblesforth. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, living room, kitchen, utility room, bedroom one with en-suite bathroom, two further bedrooms, office/dining room which also could be used as a forth bedroom and bathroom. To the front of the property a blocked paved driveway leads to a garage with parking for several vehicles. To the rear of the property there is a further garden laid to lawn with patio area shrub borders and fencing around the perimeter. Viewing is highly recommended to appreciate the versatile accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway and general store.

DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth. Take the left turn onto Brigg Lane then turn left onto Beech Tree lane where the property can be identified on the left hand side.

Material Information - Selby

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

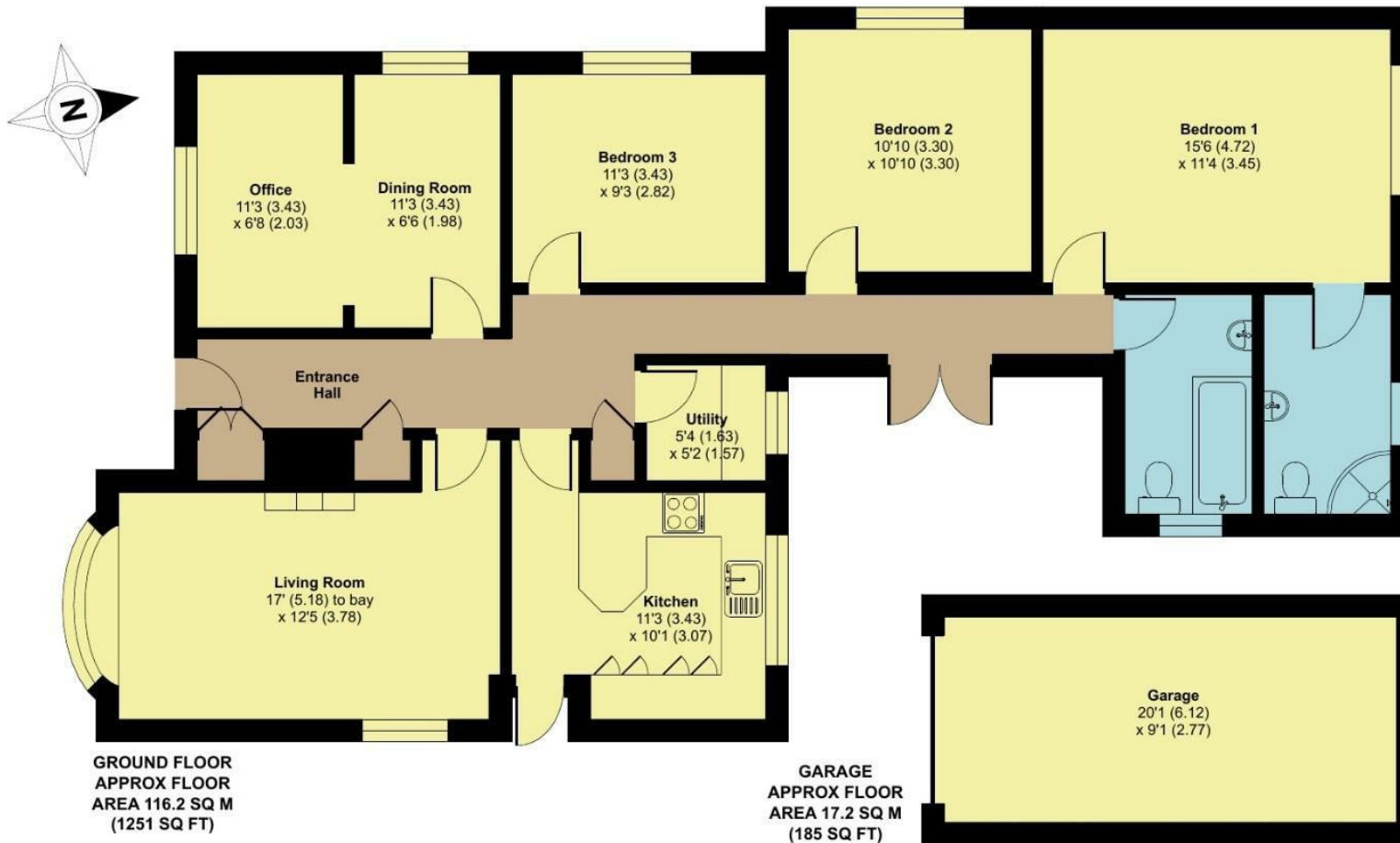
The seller has advised there is an opportunity to purchase approx 3 acres of land within the sale of the bungalow. The land will not be sold separate. Please ask the office for further details on the price of the land included in the sale of bungalow.

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Approximate Area = 1436 sq ft / 133.4 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2024. Produced for Hunters Property Group. REF: 1141268

