



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

13 Station View, Hambleton, Selby, YO8 9GL

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# 13 Station View, Hambleton, Selby, YO8 9GL

## Offers In Excess Of £205,000

### **DESCRIPTION**

Hunters (Selby) are delighted to offer for sale this beautifully presented two bedroom terrace 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, modern fitted kitchen, downstairs cloakroom/w.c, lounge and conservatory to the ground floor. To the first floor there is two bedrooms and a bathroom. To the front of the property there is parking for two cars. To the rear of the property there is a patio area, shed 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 2nd exit and follow the signpost A63 to Leeds. This road will lead into Hambleton, take the second right hand turn onto St. Mary's Approach then take the second right turn onto Station Road then turn Left onto Wells drive, then right, and sharp left onto Station view and follow the road all the way around as far as you can go .

### **Material Information - Selby**

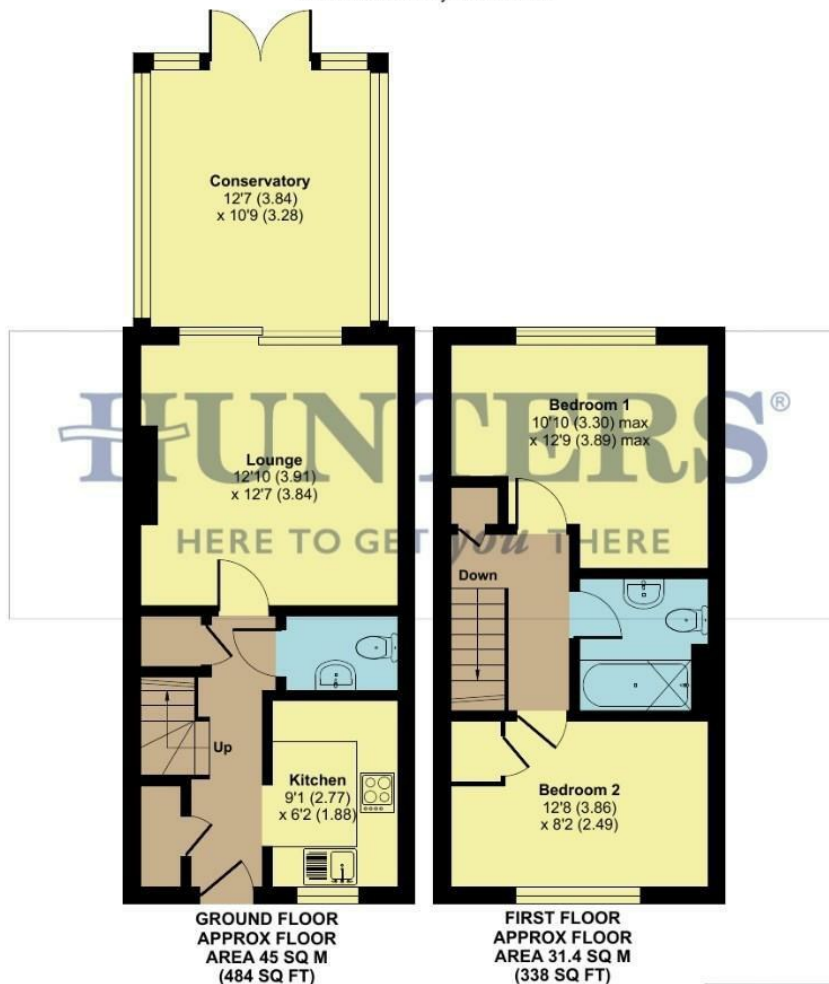
Tenure Type; Freehold  
Council Tax Banding; B  
EPC Rating : C

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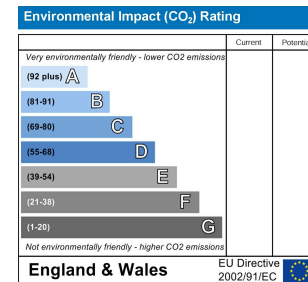
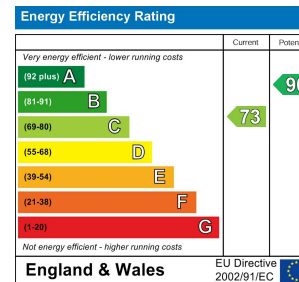
# Station View, Selby, YO8

Approximate Area = 822 sq ft / 76.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1192217













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