



HUNTERS[®]
HERE TO GET *you* THERE

42 Station Road, Hambleton, Selby, YO8 9HY

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Asking Price £200,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented three 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, living room, kitchen, downstairs cloakroom/w.c, and utility room to the ground floor. To the first floor there is three bedrooms and a bathroom. To the front of the property there is parking for several vehicles along with a garden laid to lawn and mature shrubs. To the rear of the property there is a further garden laid to lawn with graveled patio, shrub borders, open views 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 first right hand turn onto St. Mary's Approach then take a final right turn onto Station Road where the property can be identified by our Hunters for sale board.

Material Information - Selby

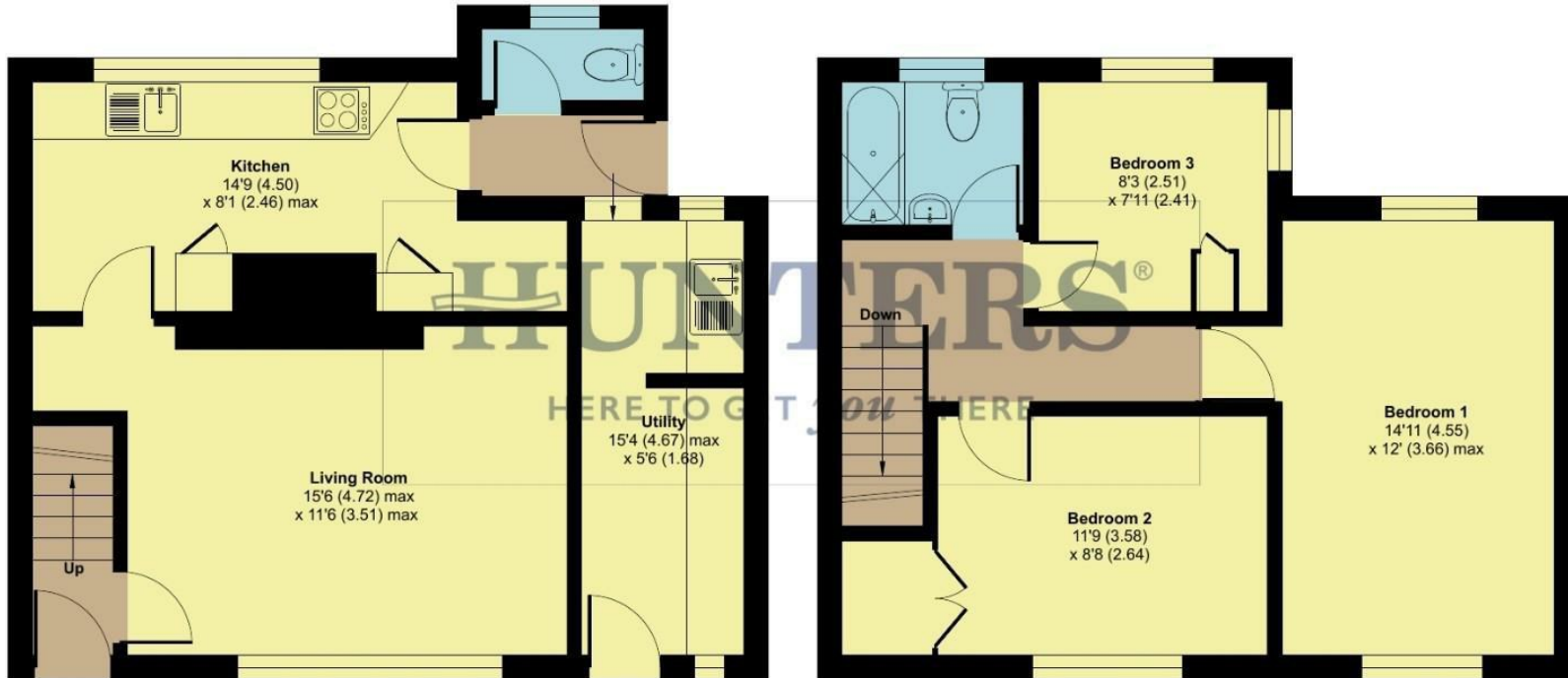
Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : C

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

Station Road, YO8

Approximate Area = 938 sq ft / 87.1 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 45.5 SQ M
(490 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 41.6 SQ M
(448 SQ FT)



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: 1181371



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 71 | 86 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |









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