



HUNTERS[®]
HERE TO GET *you* THERE

31 Richardson Court, Hambleton, Selby, YO8 9GY

HUNTERS
HERE TO GET *you* THERE

31 Richardson Court, Hambleton, Selby, YO8 9GY

Offers In Excess Of £400,000

DESCRIPTION

Enjoying a cul-de-sac position, Hunters are delighted to offer for sale this beautifully well presented five bedroom detached home situated within the popular village of Hambleton. The property benefits from a gas central heating system, UPVC double glazing, fast fibre broadband and briefly comprises an entrance hall, office/study, downstairs cloakroom/w.c., lounge, open plan kitchen/dining room and conservatory to the ground floor. To the first floor bedroom one has en-suite bathroom and built in wardrobes. There is three further bedrooms and a family bathroom. To the second floor there is bedroom five with a further ensuite bathroom. To the front of the property there is a driveway leading down the side of the house to a detached garage and an electrical car charging point. To the rear of the property there is a patio area along with a garden laid to lawn, mature shrubs 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 left hand turn onto Richardson Court where the property can be identified.

Material Information - Selby

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

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

Richardson Court, Hambleton, Selby, YO8

Approximate Area = 1675 sq ft / 155.6 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

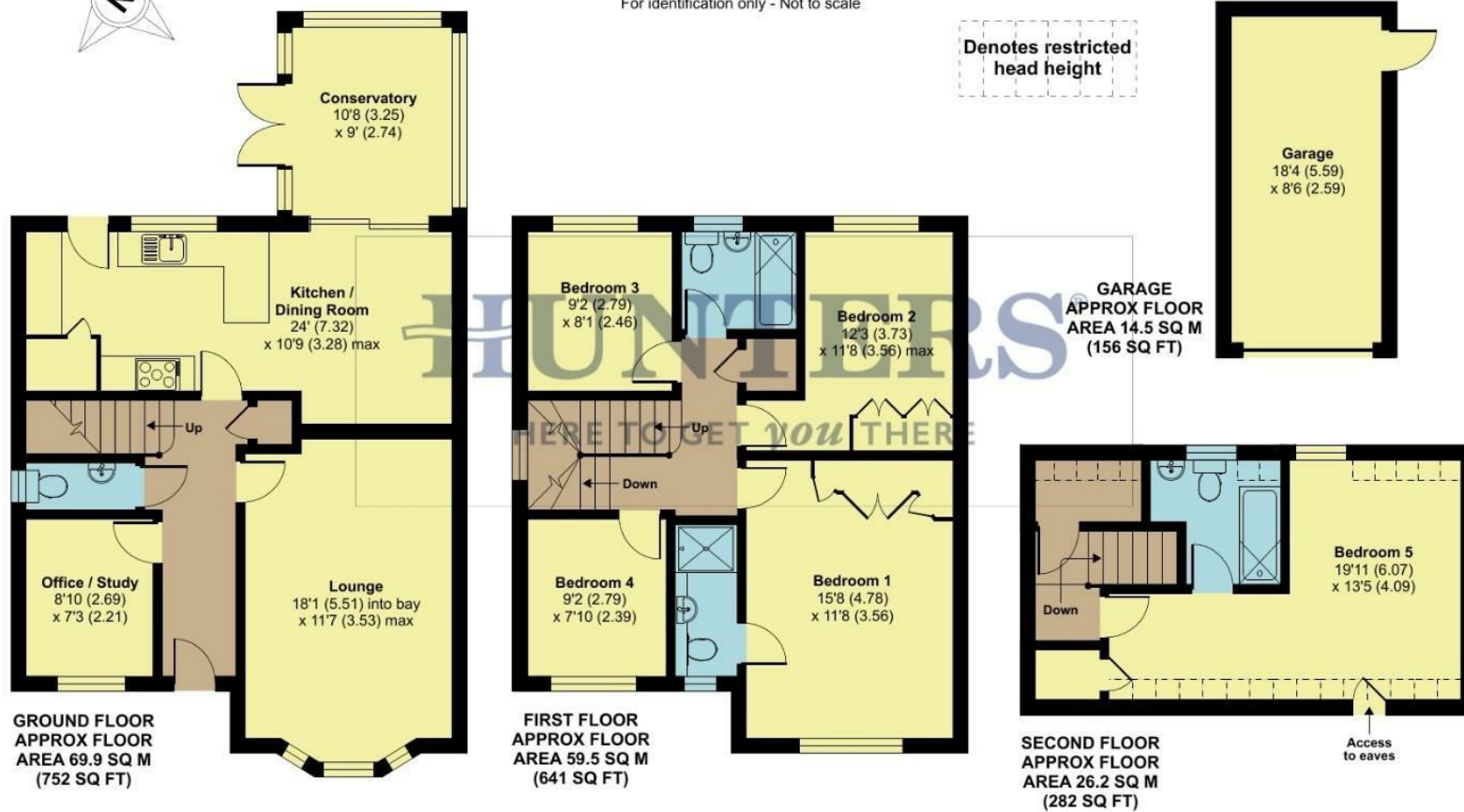
Garage = 156 sq ft / 14.5 sq m

Total = 1873 sq ft / 174 sq m

For identification only - Not to scale



Denotes restricted
head height



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: 1206966



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		
	75	83
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		







