



HUNTERS[®]

HERE TO GET *you* THERE

11 Bar Lane, Hambleton, Selby, YO8 9LN

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Asking Price £395,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautifully well presented two-bedroom detached bungalow situated within the popular village of Hambleton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a spacious entrance hall, lounge, modern fitted kitchen, utility room, bathroom and two bedrooms. To the front of the property there is a driveway leading to a garage with parking for several vehicles along with patio area, garden to laid to lawn and shrub borders. To the rear of the property there is a further patio area with a garden laid to lawn, summerhouse, shed and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby on 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 on Bar Lane where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

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Approximate Area = 951 sq ft / 88.3 sq m

Garage = 100 sq ft / 9.2 sq m

Outbuilding = 178 sq ft / 16.5 sq m

Total = 1229 sq ft / 114.1 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). © nitchecom 2025. Produced for Hunters Property Group. REF: 1239582.



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 | | |







