



## Beech Grove, Camblesforth, Selby

- EXTENDED DETACHED BUNGALOW
- FOUR BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- VERSATILE ACCOMMODATION
- VIEWING HIGHLY RECOMMENDED
- CUL-DE-SAC POSITION
- WELL PRESENTED THROUGHOUT
- KITCHEN/DINING ROOM
- GARDENS FRONT AND REAR
- EPC RATING: C

**Asking Price £350,000**

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# Beech Grove, Camblesforth, Selby

## DESCRIPTION

Enjoying a cul-de-sac position – Hunters (Selby) are delighted to offer for sale this extremely well presented extended four-bedroom detached bungalow situated within the popular village of Camblesforth. The property benefits from a gas central heating system and double glazing and briefly comprises an entrance hall with storage, living room with Adam style fire surround and electric fire, kitchen/dining room with a range of base and wall mounted cupboard units with matching preparation surfaces and a range of appliances, modern white bathroom suite comprising shower, bath, wash hand basin, bedroom one with en-suite w.c. and wash hand basin, three further bedrooms, study and a utility room with separate w.c. Outside a driveway leads to the garage, low maintenance garden to the front, whilst to the rear is a garden laid predominately to lawn with attractive patio area, ideal for outside dining with a variety of shrubs and evergreens. Viewing comes highly recommended. 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, hair salon and general store.

## DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth. On entering the village take the left turning into Brigg Lane off the main road, then left again onto Beech Tree Lane continue straight onto Beech Tree Grove.

## General Note

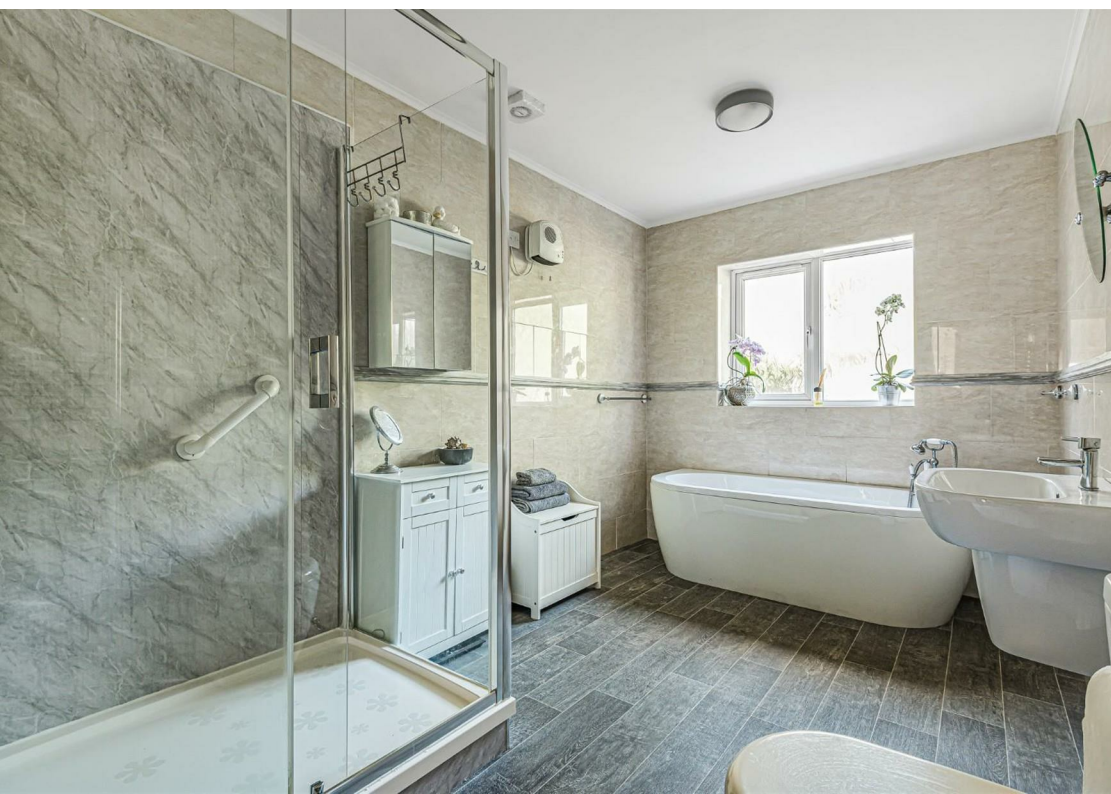
Tenure - Freehold.

Council Tax Band - C.

General Note - The property benefits from solar panels.









## Beech Grove, Camblesforth, Selby, YO8

Approximate Area = 1528 sq ft / 142 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 903637

## Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

23 Finkle Street, Selby, YO8 4DT

Tel: 01757 210884 Email:

selby@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	77	85
	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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