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1 Beech Tree Lane, Camblesforth, Selby, YO8 8HT

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Guide Price £340,000

DESCRIPTION

Nestled in the charming village of Camblesforth in Selby, this delightful detached bungalow on Beech Tree Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious living room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow boasts two modern bathrooms, ensuring ample facilities for all residents. The well-designed layout maximises space and light, creating a warm and inviting environment throughout.

One of the standout features of this property is the generous parking area, which accommodates several vehicles, making it a practical choice for families or those with multiple cars. The village location adds to the appeal, providing a sense of community while still being within easy reach of local amenities and transport links.

This bungalow is a wonderful opportunity for anyone looking to enjoy the tranquillity of village life without sacrificing modern comforts. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this charming bungalow your new home. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week.

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 and general store.

DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth. Take the left turn onto Brigg Lane then turn left onto Beech Tree lane where the property can be identified on the left hand side.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : D

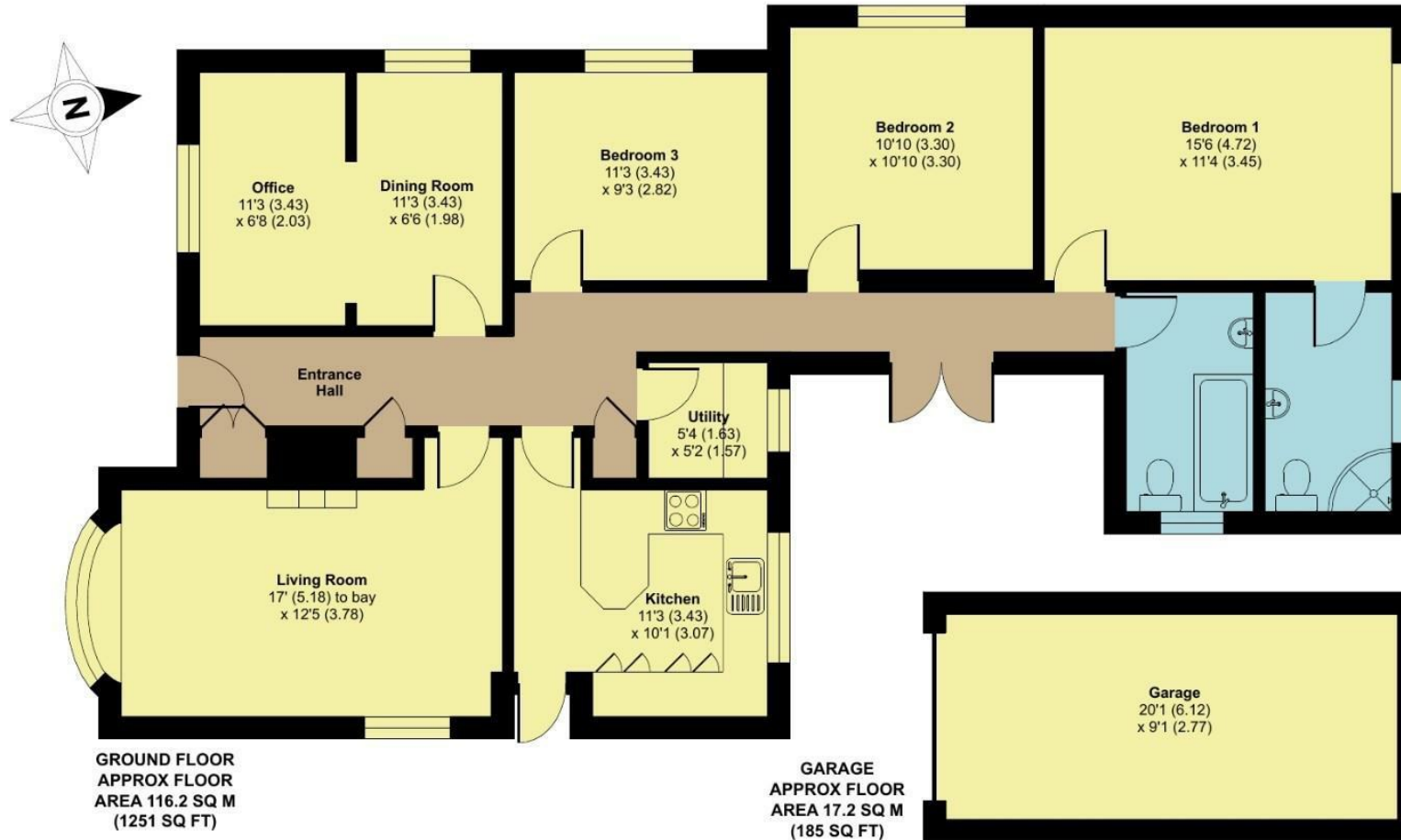
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Beech Tree Lane, Camblesforth, Selby, YO8

Approximate Area = 1436 sq ft / 133.4 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchem 2024.
Produced for Hunters Property Group. REF: 1141268

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		
		83
	66	
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		









