



HUNTERS®

Gateforth Lane, Hambleton, Selby, YO8 9HP



Asking Price £380,000

HUNTERS®
EXCLUSIVE

Gateforth Lane, Selby

DESCRIPTION

Hunters Selby are delighted to offer for sale this immaculate three-bedroom detached stone built home situated within the popular village of Hambleton. The property has a perfect mix of character and modern features such as a bespoke fitted kitchen, wood burning stove, exposed beams, exposed brick walls, gas central heating system, double glazed windows and a security alarm. The property briefly comprises an entrance hall, downstairs cloakroom/w.c, study, sitting/dining room, kitchen and utility room to the ground floor. To the first floor bedroom one with a walk-in wardrobe (which could be converted into an en-suite), two further bedrooms a family bathroom. Outside double wooden gates lead to a gravel driveway which further leads to a detached stone garage. To the rear is a garden set to lawn with shrub borders, decking area with outdoor bar 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 second exit and follow the signpost A63 to Leeds. This road will lead into Hambleton, take the left hand turn onto Gateforth Lane and the property is located on the left hand side by our Hunters for sale board.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : C

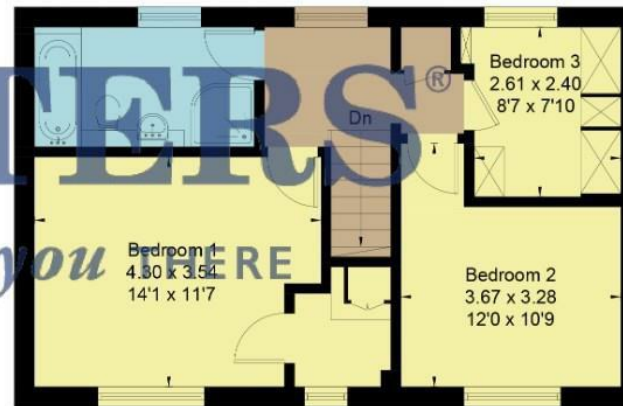




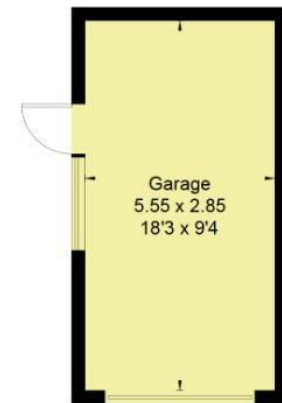
Approximate Floor Area = 114.9 sq m / 1237 sq ft
Garage = 15.8 sq m / 170 sq ft
Total = 130.7 sq m / 1407 sq ft



Ground Floor



First Floor



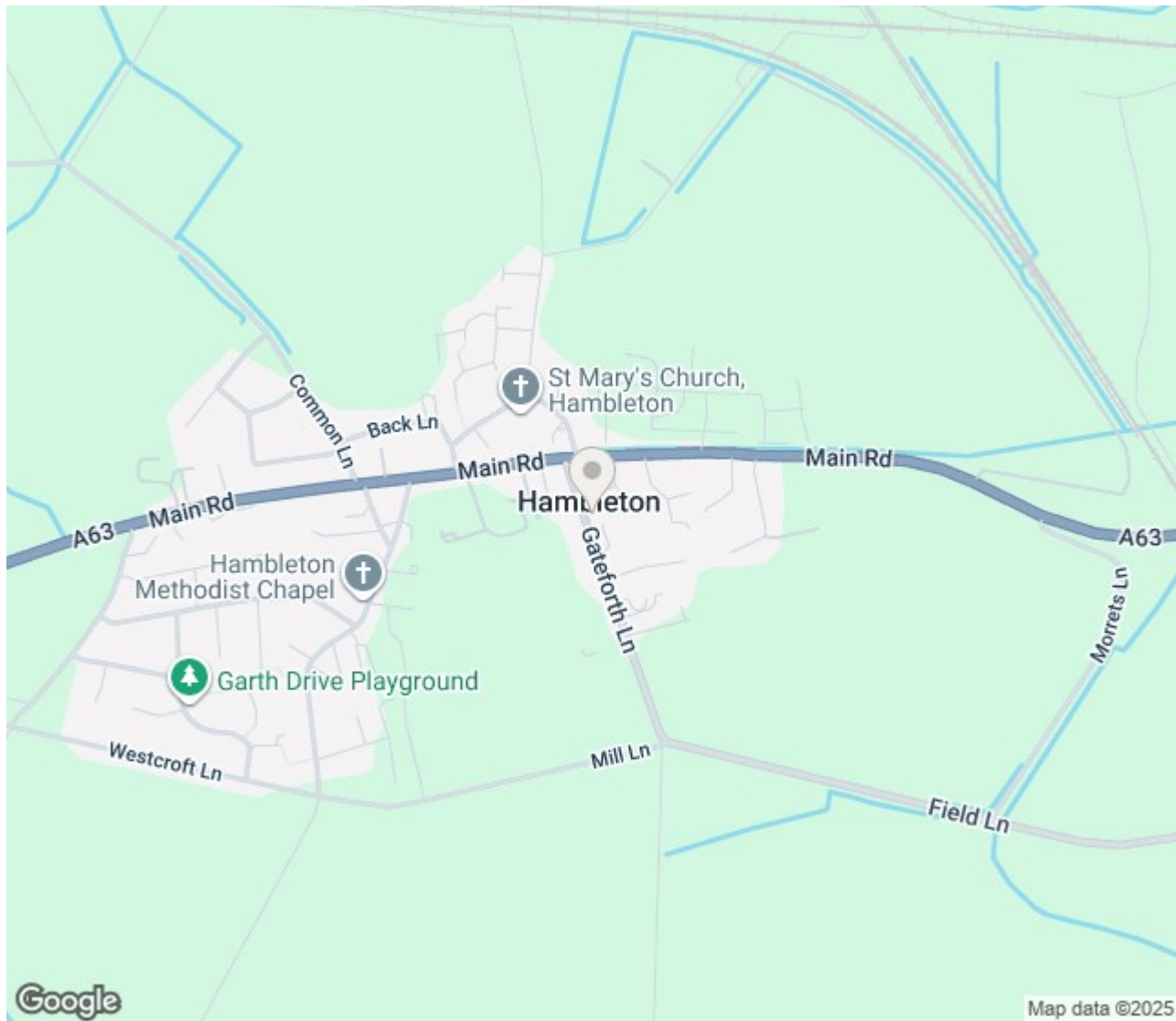
(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95190





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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