



## Holly Tree Court, Hambleton £1,100 PCM

A particularly well appointed modern detached property well placed for access to Selby and the A1/motorway network. Unfurnished. Gas central heating, UPVC double glazing. Hall, cloaks/wc, spacious lounge, separate dining room, 16` fitted dining kitchen, utility. First floor - 4 bedrooms, en suite shower and family bathroom. Outside gardens and garage. NO SMOKERS NO PETS. Energy rating 70 (C).



Entrance hall with a UPVC external door, central heating radiator and cloaks cupboard. Ground floor wc having a white suite comprising hand basin with tiled splashback, low flush WC and central heating radiator.

#### Lounge

Approx 17`9` x 11`8` (5.41m x 3.55m) with coal effect gas fire to marble type fireplace with timber mantle and surround, two central heating radiators. Opening to:

#### Dining Room

Approx 11`8` x 7`11` (3.55m x 2.41m) with central heating radiator, sliding patio doors to rear garden.



#### Dining Kitchen

Approx 16`4` x 9`5` (4.98m x 2.87m) with 1 1/2 bowl stainless steel sink, range of light wood fitted base and drawer units beneath marble effect laminate worktops, tiled splashback, matching wall units, double central heating radiator. Electric oven, stainless steel gas hob and hood.

#### Utility Room

Approx 5`8` x 6`8` max (1.73m x 2.08m) with single drainer stainless steel sink, fitted base unit, tiled splashback, laminate worktop. Plumbing for automatic washer, half glazed UPVC external door, extractor fan.



#### First Floor Landing

Central heating radiator, cylinder cupboard with immersion heater.

#### Bedroom One (front)

Approx 16`0` x 12`6` max (4.88m x 3.81m) with central heating radiator, range of recessed wardrobes, en suite shower, walls part tiled. Suite comprising tiled/glazed shower cubicle with shower fitting, pedestal hand basin, low flush WC, extractor fan, central heating radiator.

#### Bedroom Two (rear)

Approx 12`0` x 9`10` (3.66m x 3.00m) with central heating radiator.

#### Bedroom Three (front)

Approx 10`11` x 8`8` (3.33m x 2.64m) with central heating radiator.



#### Bedroom Four (rear)

Approx 9`8` x 7`4` (2.94m x 2.23m) with central heating radiator.

#### Bathroom/WC

With white suite comprising panelled bath with shower fitting, pedestal hand basin, low flush WC, central heating radiator, tiling to two walls.

#### Outside

Garden to front, drive leading to:

#### Integral Garage

Approx 16`0` x 7`8` (4.88m x 2.33m) with up and over door housing the gas central heating boiler.

Rear Lawned Garden.

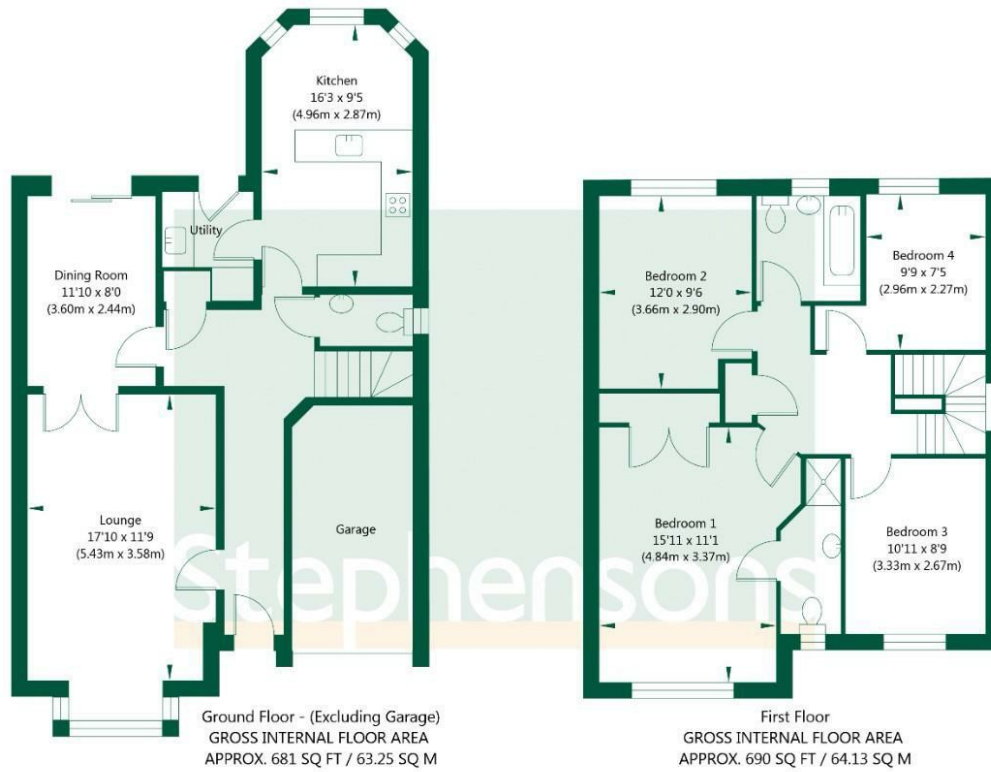
#### EER- 70 (C)

Council Tax - North Yorkshire Council - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Holly Tree Court, Hambleton, YO8 9GS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1371 SQ FT / 127.38 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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