



11 Garth View, Hambleton

£325,000

- Detached Bungalow
- 2 Bedrooms Both With Fitted Furniture
- Detached Double Garage
- Generous Living/Dining Room
- En-Suite Shower Room
- Low Maintenance Gardens
- Fitted Kitchen
- Conservatory
- EER 63 (D)

A generously sized detached bungalow in immaculate condition with detached double garage and sizeable plot.

The property welcomes you through a uPVC front entrance door into a hallway later providing access to the entire accommodation. Extending to over 450 sq. ft., the lounge/dining area provides space and flexibility for the appropriate furniture. There is a gas fire and a large double glazed bay window to the front elevation which provides ample natural light.

French doors from the living space lead to a brick and uPVC built conservatory adjoining the rear elevation with gas central heating radiator. This pleasant room overlooks the rear garden and catches the morning to early afternoon sunshine, being often used as the downtime, relaxation and quiet room.

The kitchen comprises a number of wall and base units to three sides incorporating a stainless steel sink unit and drainer with mixer taps over. There is a recess for a free standing cooker with fixed extractor hood above and plumbing in place for laundry facilities. Towards the rear of the kitchen is a double glazed window, further matching units and a secondary side door leading onto the driveway and beyond.

The principal bedroom is a generously proportioned room enjoying a range of built in fitted wardrobes and bedroom furniture in addition to an en suite. The en suite comprises a built in shower, hand wash basin and low flush wc.

Bedroom two is also equally generous and enjoys a built in wardrobe. Both bedrooms benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a modern house bathroom comprising a panelled bath, vanity hand wash basin and low flush wc. There is half height tiling and an opaque double glazed window to the rear elevation.

Externally the property will be found along Garth View, a popular residential area positioned relatively centrally within the village of Hambleton. The property enjoys an extensive plot, with gardens designed with low maintenance in mind and a rare double detached double garage.

The front of the property is very well presented and cared for, enjoying a tarmac driveway and landscaped gardens to the right, made up predominantly of gravel with two brick built flower beds and a low level brick wall defining the boundary to the front.

The driveway runs alongside the property's left elevation and leads to a double detached garage, which is quite rare for a property type of this nature. Electrically operated doors open to the front with a secondary pedestrian door to the side. There is power and lighting inside with ample storage.

The rear garden has been designed with low maintenance in mind, following the same style as the front with a landscaped area comprising of paving and stones. There are fenced boundaries to three sides with a tall conifer hedge positioned in front of the rear boundary to provide more privacy to a garden is in fact already very private and enjoys the sunshine throughout the morning and into the afternoon.

The property provides an increasingly rare opportunity to acquire a spacious detached bungalow extending to 1,056 sq. ft., with generous outdoor space and detached double garage. The property benefits from all mains services and is crucially offered for sale with no onward chain.

EER- 63 (D)

Tenure - Freehold

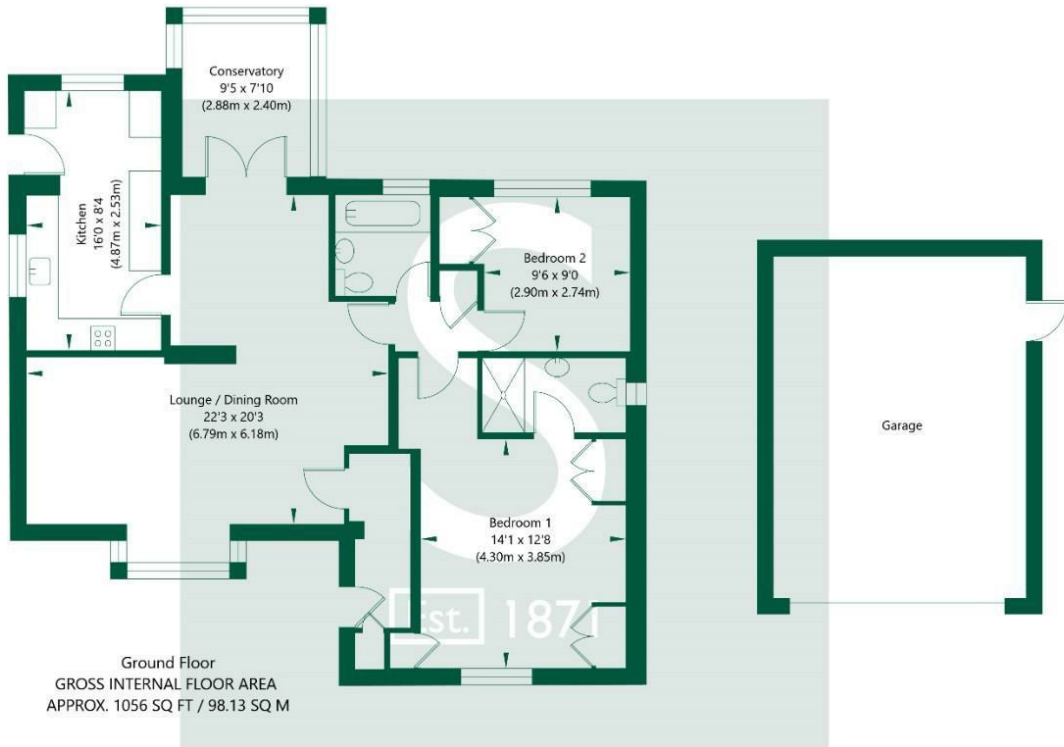
Council Tax - North Yorkshire Council - Band D

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

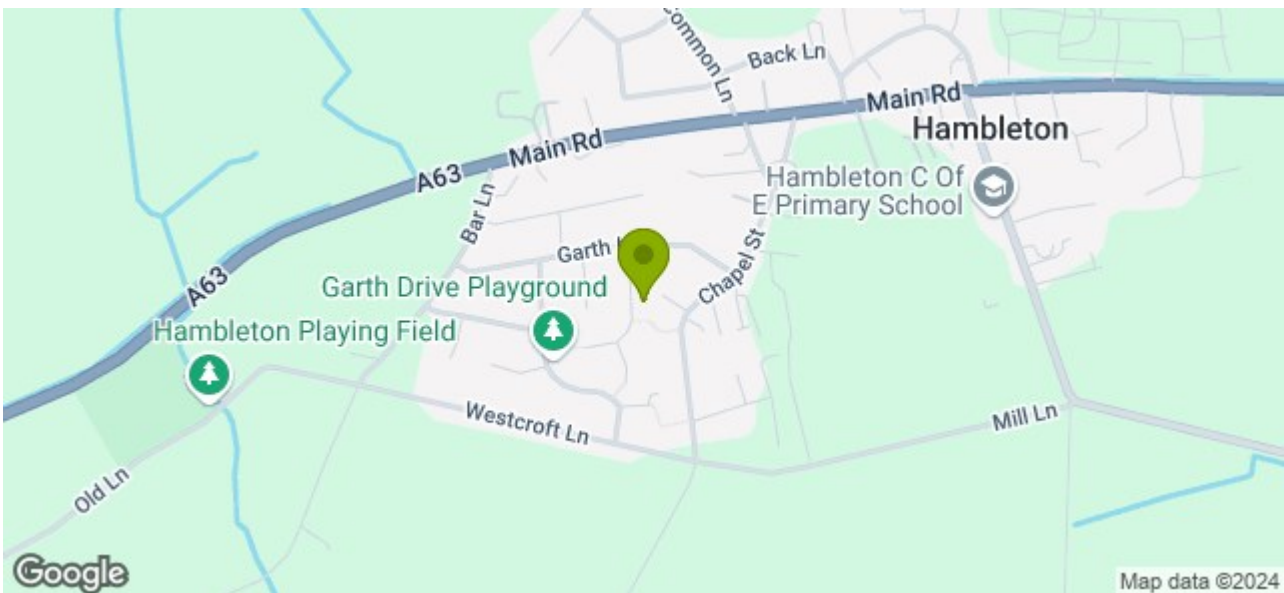




Garth View, Hambleton, YO8 9QB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1056 SQ FT / 98.13 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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