

property details **approval form**

Red Roofs, 19 Back Lane, Hambleton, Selby, North Yorkshire, England, YO8 9JB

Date: 21 September 2024

Property Ref and Version: SEL108214 - 0001

selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£475,000

Tenure: Freehold

>> **key features**

- > Detached House
- > Four Double Bedrooms
- > Private & Enclosed Rear Garden
- > Driveway & Double Garage
- > CCTV
- > Solar Panels
- > EV Charger
- > EPC Rating: C

>> **short description**

Stunning four bedroom detached home with a double garage and driveway, in the village location of Hambleton.

>> **long description**

Presenting this immaculate detached family home, set in the sought-after village of Hambleton. This spacious property boasts a well-maintained driveway, double garage.

Upon entering, you're greeted by a welcoming entrance hall with stairs leading to the first floor. A downstairs bathroom, there is also a dedicated study, perfect for home working.

The spacious lounge/diner features plush carpeting, spotlights, and a stunning stainless steel log burner for cosy nights in. French doors open out to the private rear garden, seamlessly blending indoor and outdoor living.

The beautifully fitted kitchen is a true highlight, with sleek wall and base units, ample countertop space, an induction hob, and a slide-and-hide oven. It also boasts an integrated fridge, a pantry cupboard for extra storage, and a breakfast bar.

Upstairs, the carpeted landing leads to four generously sized double bedrooms. The master bedroom includes a luxurious en-suite for added privacy. The family bathroom is equally impressive, featuring a freestanding bath, a shower cubicle, and underfloor heating for a touch of indulgence.

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The first-floor landing also provides access to a boarded loft with lighting and a ladder, offering extra storage space.

The rear garden is a private and enclosed oasis, featuring a patio area perfect for entertaining, a pergola, outdoor lighting, and a charming summer house complete with light, power, and a radiator for year-round use.

Set in the picturesque village of Hambleton.

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Door leading from the front of the house with stairs leading to the first floor and radiator.

Cloakroom

Down stairs bathroom offering a wash hand basin, WC, extractor fan and laminating flooring.

Study

9' 1" x 7' 5" (2.77m x 2.26m)

Good size offering carpet flooring, radiator, paneling walls and window to the front.

Lounge/Diner

24' 2" x 10' 4" (7.37m x 3.15m)

Great size living space featuring carpet flooring, stainless steel log burner, two radiators, spotlights, french doors leading to the rear of the home and a window to the front,

Kitchen

13' 11" into recess x 10' 5" (4.24m into recess x 3.17m)

Beautifully fitted kitchen featuring wall and base units, work tops, induction hob, slide and hide oven, cooker hood, sink/drain, integrated fridge, pantry cupboard, breakfast bar and two windows to the rear of the home.

Landing

Stairs leading from the ground floor offering carpet flooring, radiator, airing cupboard, loft access (boarded, lights and ladder) and window to the front.

First Bedroom

20' 9" MAX x 12' 4" +access (6.32m MAX x 3.76m +access)

Great size double bedroom with carpet flooring, two skylights, storage in eaves, air con unit (put in 2023), a window to the front and door leading to en-suite.

En-Suite

Door leading from first bedroom featuring a shower cubicle, WC, wash hand basin, radiator, tiled flooring and a skylight.

Second Bedroom

10' 5" x 9' 3" (3.17m x 2.82m)

Double sized bedroom offering carpet flooring, radiator, window to the front with countryside views and built in wardrobes.

Third Bedroom

12' 6" x 10' 5" (3.81m x 3.17m)

Good sized bedroom offering carpet flooring, radiator wardrobes and dressing table and a window to the rear of the home,

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>> **room description**

Fourth Bedroom

14' x 8' 9" (4.27m x 2.67m)

Double size bedroom offering carpet flooring, radiator and a window to the rear of the home.

Bathroom

Fully fitted bathroom featuring a freestanding bath, shower cubicle, LED shelving, extractor fan, spotlights, towel radiator, under floor heating, WC, wash hand basin and tiled flooring.

Summer House

13' 4" x 7' 5" (4.06m x 2.26m)

Good size summer house offering power and light and radiator. Could be used as a garden office.

Front Garden

Wall to the front of the home with a driveway.

Rear Garden

Private garden with patio seating area, pergola, lawn area, outside light, gated access to both sides and power sockets.

Parking

Driveway and double garage.

Garage

20' 4" x 16' 4" (6.20m x 4.98m)

Electric up and over door, plumbing for tumble dryer, plumbing for washing machine, boiler and door leading into the garden.

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>> property images



Your William H Brown office: 52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET
T 01757 210040 E Selby@williamhbrown.co.uk

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>> floor plan



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

	Signature	Date
Rob Heath		
Mrs T.J. Kirven		

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