



 **4**  
Bedrooms

 **3**  
Bathrooms

**Tenure :**  
**Freehold**

Offers in the region of £350,000  
Churwell Croft, Hambleton



To be sold with no onward chain is this four bedroom detached home located on Churwell Croft in Hambleton.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

To be sold with no onward chain is Churwell Croft in Hambleton, Selby. Sat on a corner plot and offering spacious rooms throughout, this superb home comprises in brief: - entrance hallway, wc / cloaks, kitchen and a lounge / dining area. First floor: - landing, bedroom 1 with en-suite, three further double bedrooms and a family bathroom. Benefits from double glazing and gas central heating. Externally, you have ample off road parking to the front with space for up to three vehicles. To the rear is a delightful garden with lawn, Indian sandstone patio and a Pergola. Situated in the beautiful North Yorkshire countryside, the property lies in the tranquil village of Hambleton and minutes away from the growing market town of Selby. With easy access to the town's modern amenities, the development is perfect for those wanting to combine town and country lifestyles. Factor in Leeds' ever growing metropolitan hub and York's unmistakable maze of cobbled streets and history being just 20 miles away. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

**Kitchen** 14' 91" x 8' 98" (6.58m x 4.93m)

With a wide range of wall and base units. Laminated worktop. Sink and tap. Integrated oven, hob and extractor hood over. Tiled splashbacks. Other integral appliances include a fridge freezer and a dishwasher. Plumbing for a washing machine. Tiled flooring. Double glazed window.

**Lounge** 22' 12" x 11' 99" (7.01m x 5.87m)

Double glazed bi-folding doors. Double glazed window. Central heating radiator.

**WC** 5' 24" x 3' 94" (2.13m x 3.30m)

Wash hand basin. WC. Double glazed window. Central heating radiator.

**Bedroom 1** 12' 95" x 10' 11" (6.07m x 3.33m)

Two double glazed windows and a central heating radiator.

**En-Suite** 6' 52" x 4' 91" (3.15m x 3.53m)

Tiled flooring and part tiled walls. Shower cubicle. Wash hand basin and a wc. Heated towel rail.

**Bedroom 2** 11' 68" x 8' 52" (5.08m x 3.76m)

Double glazed window and a central heating radiator.

**Bedroom 3** 10' 14" x 8' 53" (3.40m x 3.78m)

Double glazed window and a central heating radiator.

**Bedroom 4** 11' 15" x 8' 97" (3.73m x 4.90m)

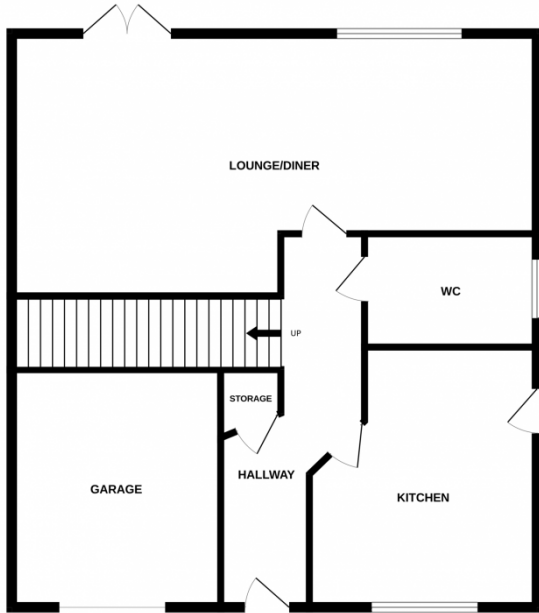
Double glazed window and a central heating radiator.

**Bathroom** 6' 56" x 6' 34" (3.25m x 2.69m)

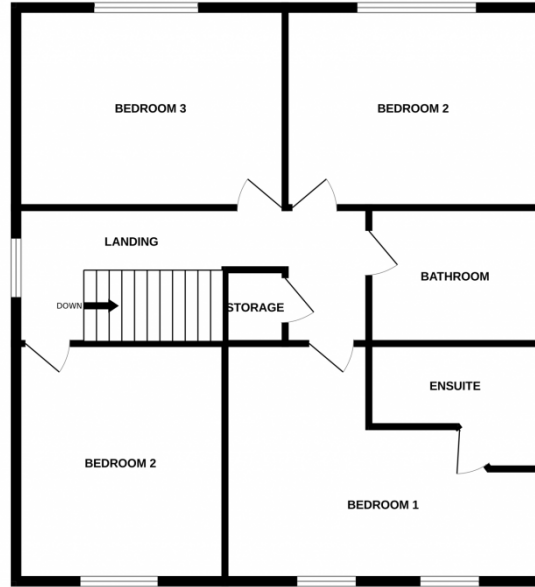
Three piece white suit comprising of: - bath with a shower over, wash hand basin and a wc. Tiled flooring and part tiled walls. Heated towel rail. Double glazed window.

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Churwell Croft, Hambleton

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		83	
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		83	
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Churchwell Croft, Hambleton



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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