

Park Row



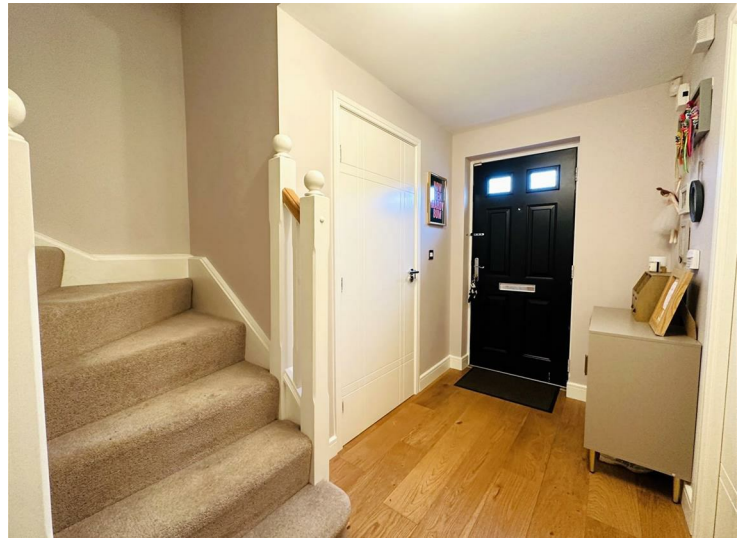
Station Road, Hambleton, Selby, YO8 9HY

£315,000



****DESIRABLE VILLAGE LOCATION**PATIO DOORS**** Situated in Hambleton, this detached property briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen Diner. To the First Floor are three bedrooms and Bathroom. To the second floor is the main bedroom and En Suite. Externally, the property has off street parking and garage to the front, and an enclosed garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









PROPERTY SUMMARY

This spacious and well-presented detached property in Hambleton offers modern family living across three floors, with ample amenities and outdoor space. Upon entry, a convenient toilet is located just off the hallway. The ground floor features a bright lounge, ideal for relaxation, and a spacious kitchen diner, perfect for family meals and entertaining. The first floor includes three well-proportioned bedrooms, each offering flexibility for family use, home office, or guest accommodations, along with a stylish family bathroom. The top floor is dedicated to the main bedroom, offering a private retreat with an en-suite bathroom for added comfort and privacy. Externally the front of the property includes a driveway and a detached single garage, providing secure parking and storage. At the rear, a fully enclosed garden offers a safe and private outdoor space, ideal for children, pets, or outdoor dining.

GROUND FLOOR ACCOMMODATION

Lounge

17'2" x 10'4" (5.24m x 3.17m)

Kitchen / Dining Room

19'7" x 12'6" (5.99m x 3.82m)

Ground Floor w.c

6'2" x 3'1" (1.89m x 0.94m)

SECOND FLOOR ACCOMMODATION

Bedroom Two

15'3" x 10'11" (4.66m x 3.34m)

Bedroom Three

12'7" x 10'11" (3.85m x 3.34m)

Bedroom Four

9'10" x 7'11" (3.00m x 2.42m)

Bathroom

7'10" x 6'1" (2.41m x 1.87m)

SECOND FLOOR ACCOMMODATION

Bedroom One

18'6" x 11'7" (5.64m x 3.55m)

En Suite

7'10" x 7'8" (2.40m x 2.35m)

EXTERNAL

Front

Driveway leading to detached garage.

Rear

Enclosed rear garden.

DIRECTIONS

Leave Selby on the A1238 (Leeds Road) heading in the direction of Leeds. Continue through the village of Thorpe Willoughby and at the roundabout bear right onto the A63 again heading towards Leeds. As you enter the village of Hambleton this becomes Main Road. Take a right onto St Marys Approach and then right again onto Station Road.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G


Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a



mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:


SELBY - 01757 241124

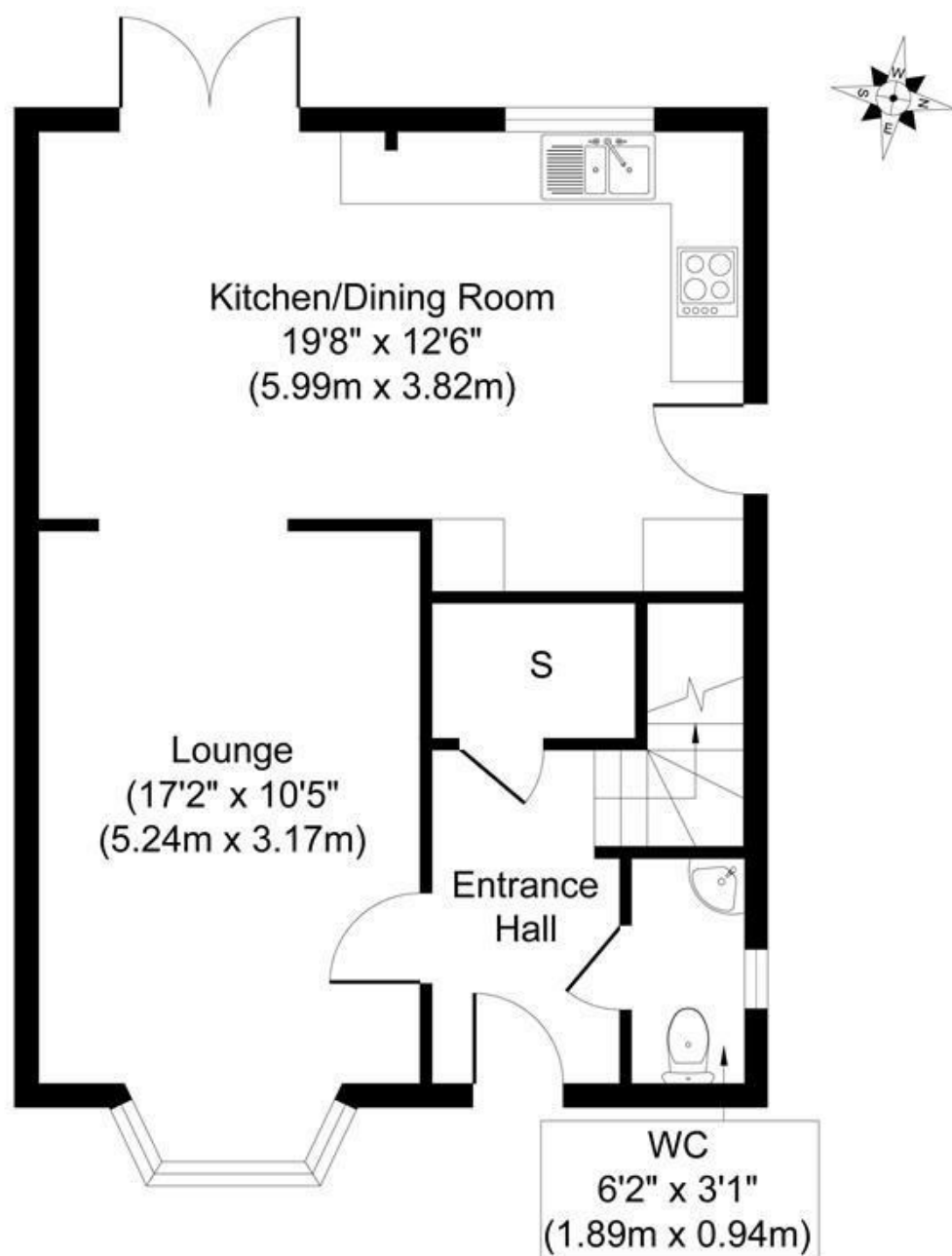
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

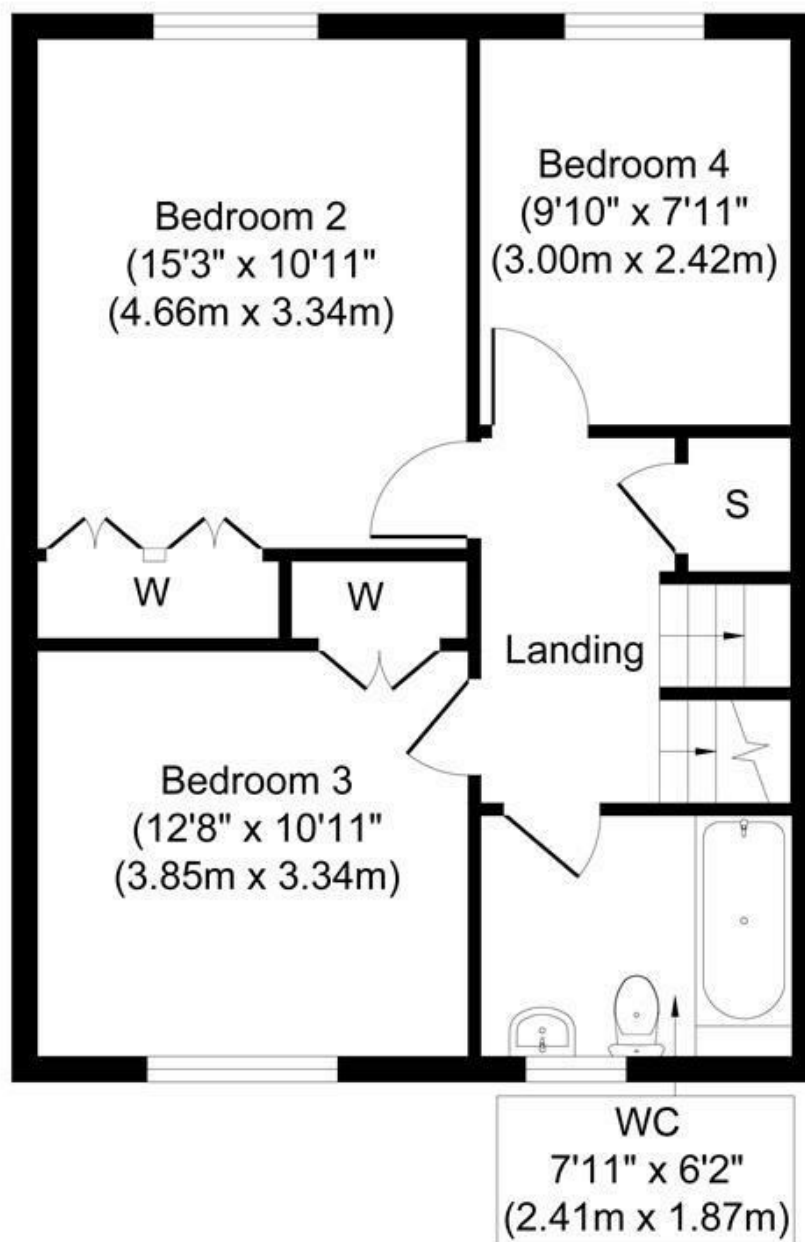
CASTLEFORD - 01977 558480





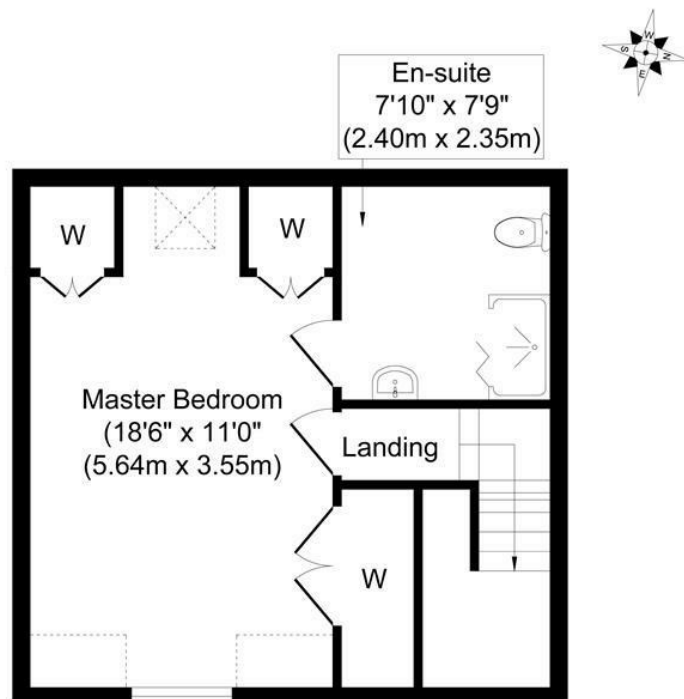
Ground Floor
Approximate Floor Area
510 sq. ft
(47.36 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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First Floor
Approximate Floor Area
500 sq. ft
(46.43 sq. m)

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Second Floor
Approximate Floor Area
356 sq. ft
(33.05 sq. m)

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