

# Park Row



**Kingston Drive, Hambleton, YO8 9JS**

**Offers Over £280,000**



**\*\*UNDERFLOOR HEATING\*\*BI-FOLD DOORS\*\*** Situated in the village of Hambleton, this semi-detached property benefits from Hall, Ground Floor w.c, Lounge and Kitchen Diner. To the First Floor are four bedrooms and a Bathroom. Externally there is off street parking and an integral garage to the front, and a fully enclosed garden to the rear. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**

















## PROPERTY OVERVIEW

Welcome to this stunning four-bedroom semi-detached home, perfect for modern family living. Situated in the sought-after village of Hambleton, this property boasts an integral garage and off-street parking, catering to all your storage and parking needs.

Step inside to a beautifully designed open-plan kitchen diner, complete with sleek, contemporary bi-fold doors that seamlessly connect indoor and outdoor spaces, making it ideal for entertaining and family gatherings. The ground floor further benefits from underfloor heating, providing comfort and warmth throughout the year.

The property is equipped with a high-efficiency combi boiler fitted circa 2018 and the addition of electric vehicle chargers further accommodating modern living.

Upstairs, you'll find four well-proportioned bedrooms, offering ample space for family and guests alike. The attic is fully boarded and insulated, accessible via a ladder, providing further storage.

Outside, the rear garden is a delightful retreat, perfect for outdoor relaxation or play with grassed areas and timber decking.

## GROUND FLOOR ACCOMMODATION

### Hallway

11'4" x 5'10" (3.47m x 1.79m)

### Ground Floor w.c

6'0" x 2'10" (1.83m x 0.87m)

### Kitchen Diner

28'8" x 8'3" (8.76m x 2.54m)

### Lounge

15'10" x 10'5" (4.84m x 3.18m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'7" x 9'1" (4.16m x 2.79m)

### Bedroom Two

11'0" x 9'4" (3.37m x 2.85m)

### Bedroom Three

10'11" x 8'10" (3.35m x 2.70m)

### Bedroom Four

8'9" x 8'3" (2.69m x 2.54m)

### Bathroom

11'4" x 7'11" (3.47m x 2.42m)

## EXTERNAL

## Front

## Rear

## 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. Finally, take a right on to Common Lane and left on to Kingston Drive.

## 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: C

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.

## **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

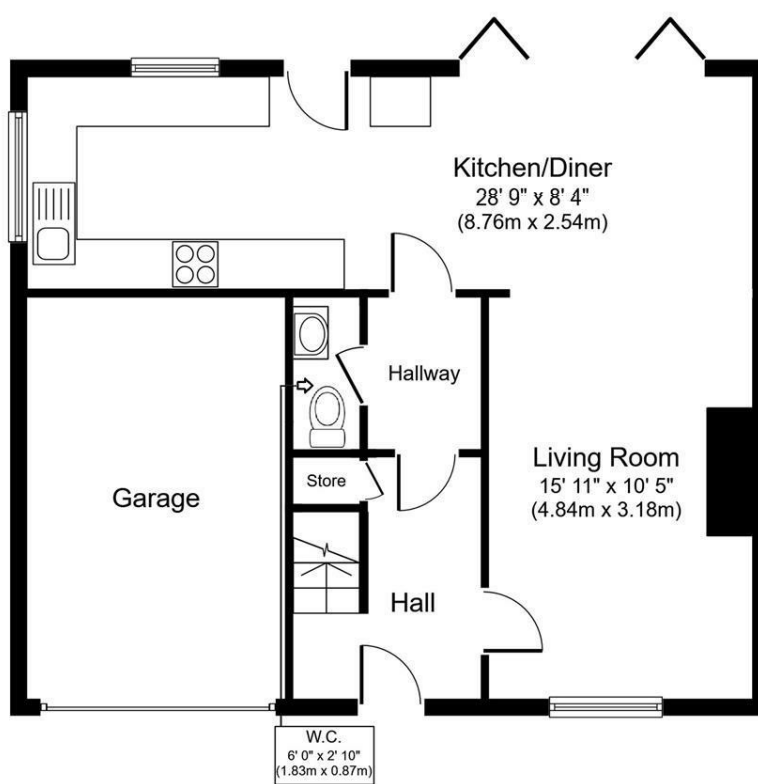
CASTLEFORD - 01977 558480

## **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.

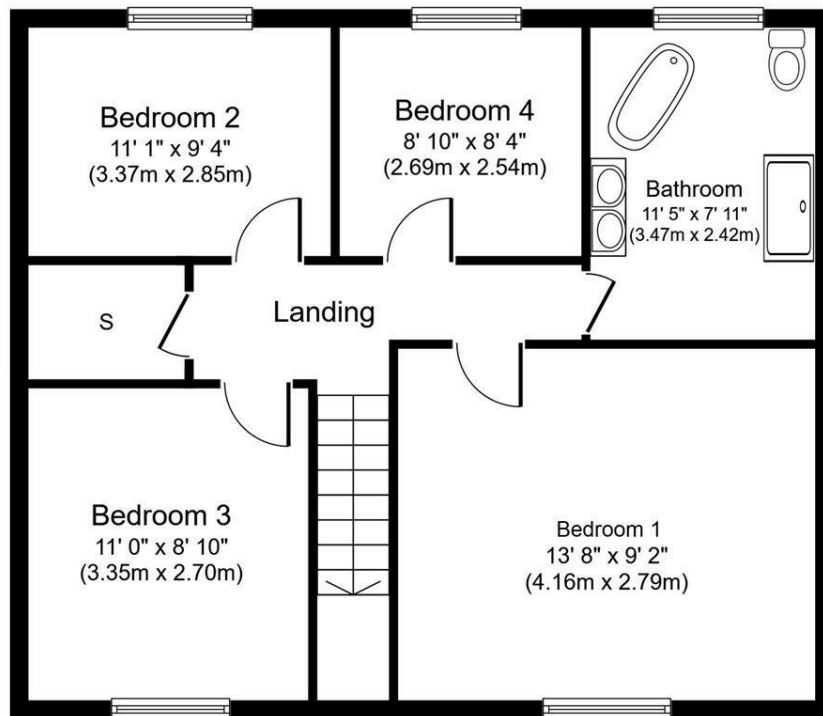




**Ground Floor**  
**Approximate Floor Area**  
**705 sq. ft.**  
**(65.5 sq. m.)**

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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)



**First Floor**  
**Approximate Floor Area**  
**705 sq. ft.**  
**(65.5 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.  
 Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

**T** 01757 241124  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
31-40 G		31-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC