

LANCASTER
SAMMS

Hambleton View Wetherby Road, Rufforth

York

Guide Price £500,000



Set proudly back off Wetherby Road, this three bedroom detached bungalow sits on a generous plot within the popular village of Rufforth. The property would benefit from a full renovation but offers remarkable scope for further development (subject to planning). Offered with vacant possession and no onward chain.

Accessed via a sweeping driveway, Hambleton View opens up to a larger than average entrance hallway leading to all rooms including ample storage space. The living room is light and bright due to the south facing front elevation, bathing the room in natural light. The kitchen to the rear of the property overlooks the private garden with fields and farmland beyond. Further off the kitchen is access to secure outbuildings and the integrated garage.

There are two well proportioned double bedrooms, plus a further third bedroom. The house bathroom is fully functional and includes a large shower, sink and WC.

The low maintenance garden is laid to lawn, and wraps neatly around the property.

In summary, a unique opportunity to secure a property with superb potential in a thriving village location.

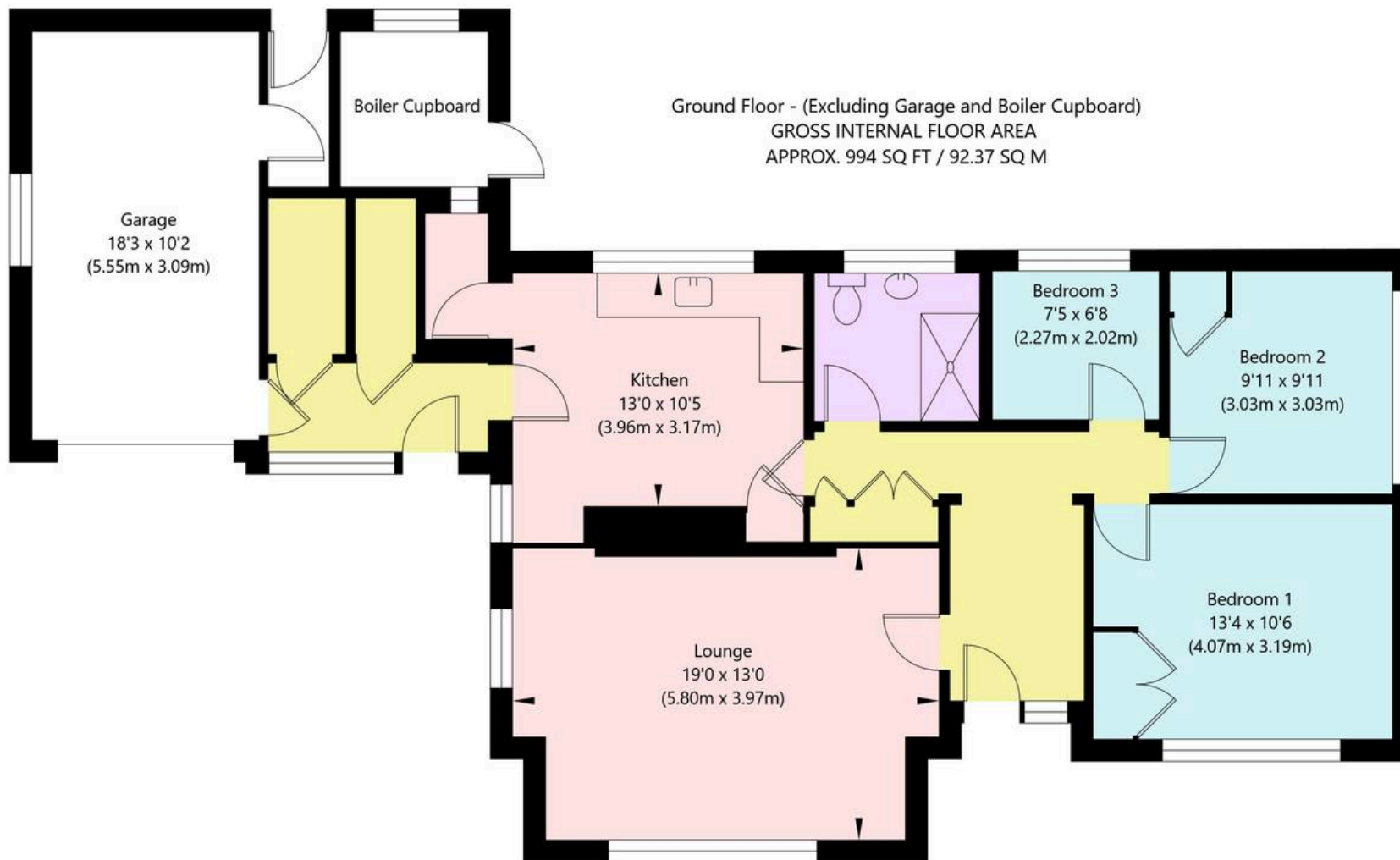
Council Tax band: E

Tenure: Freehold





Wetherby Road , Rufforth , York, YO23 3QF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 994 SQ FT / 92.37 SQ M - (Excluding Garage and Boiler Cupboard)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

www.exposurepropertymarketing.com © 2025





Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

LANCASTER
SAMMS