



## 17 Orchard Drive

Hambleton, YO8 9JP

Offers In The Region Of £265,000



Semi detached dormer bungalow with 2 / 3 bedrooms and impeccably presented internally - with 'manicured' gardens back and front, a single detached garage and off street parking.

This is an absolute gem of a dormer bungalow and is ready to welcome its new owners - who will not be disappointed with the quality and style of the accommodation on offer, in such a great village location.



## Further property information

Off street parking for x2 family sized cars

Gas Central Heating

Double Glazed UPVC

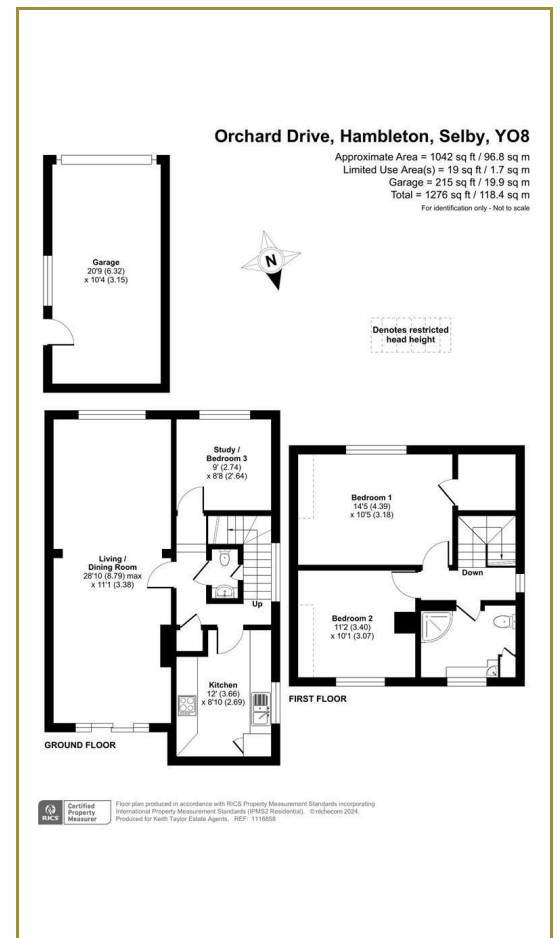
Council Tax - Band B. North Yorkshire County Council

Close to Selby Golf Club, Hambleton has two pubs: The Red Lion and The Owl, plus a small village shop for those essential 'bits and bobs', along with a bespoke interiors shop. Hambleton Church of England Primary School is in the village and the Arriva bus operates between Selby and Leeds, stopping at many of the villages along the route.

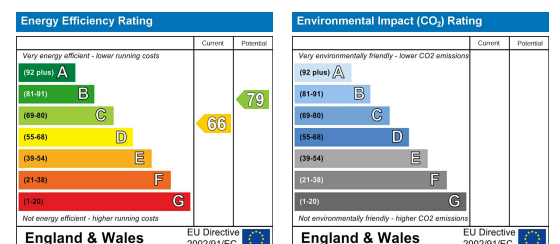
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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