



**Main Road, Hambleton, YO8 9JJ**

In Excess of **£190,000**







## Main Road, Hambleton

Selby, YO8 9JJ

- Two Bed Mid-Terraced House
- Secure Rear Garden
- 52 Sq. M/ 561 Sq. Ft.
- Mains Gas Central Heating. Mains Electricity
- Mains Water. Mains Drainage
- Broadband: FTTP. Mobile 4G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'TBC' ( )
- Council Tax Band 'B'





We are pleased to offer this charming two double bedroomed mid-terraced house with gardens to front and rear.

Entering through the front entrance door and into the enclosed brick porch the part glass door leads into the spacious lounge with large window and feature fireplace containing multi fuel burner for cosy evenings.

From the lounge you enter the kitchen/diner featuring attractive fitted kitchen white cupboards and plenty of work surface space. The dining area is perfect to enjoy family meals with a useful understairs cupboard. The kitchen features integrated oven, hob, washing machine and dishwasher.

From the kitchen/diner there is a back door out into the rear low maintenance garden.

The Principal Bedroom boasts space for a king-sized bed and bedroom furniture though there is a built in wardrobe next to the exposed brick feature fireplace.

The family bathroom comprises: panel bath with shower and black glass shower screen, pedestal wash hand basin and close coupled w.c.

Outside:

To the front is a lawned garden with path leading up to the front door

To the rear is paved for low maintenance. There is a gate at the rear to provide access into this space.

## **Important Information**

### **Property Information Disclaimer**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

#### **We advise all prospective purchasers to:**

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as 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 their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

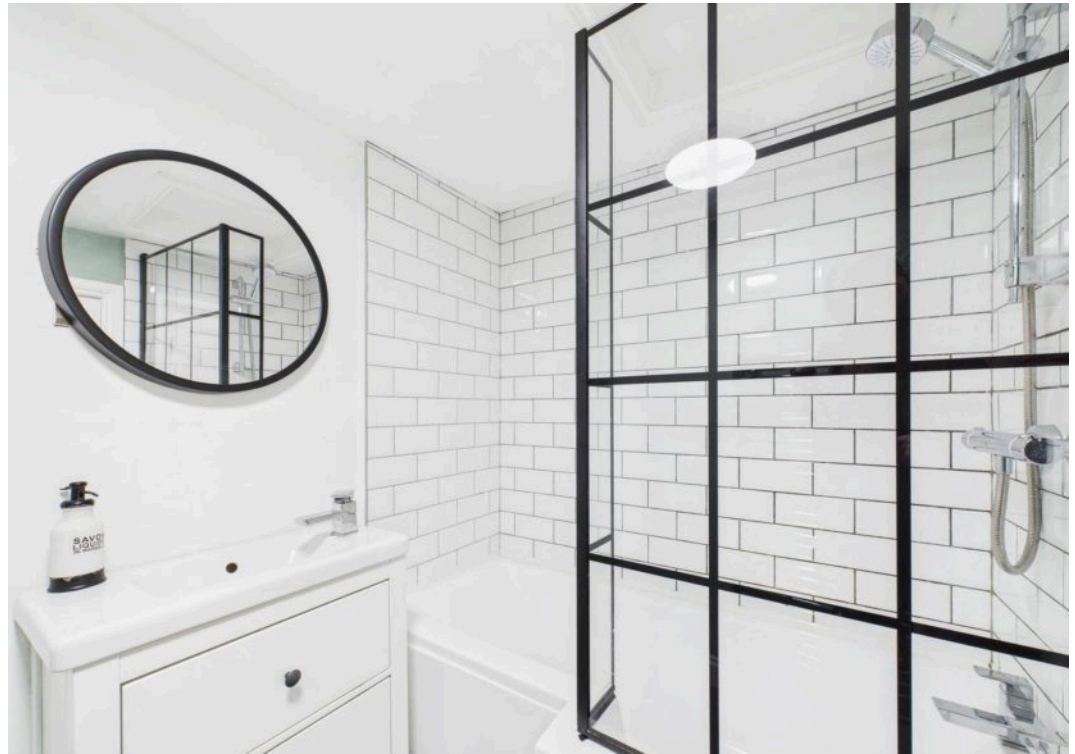
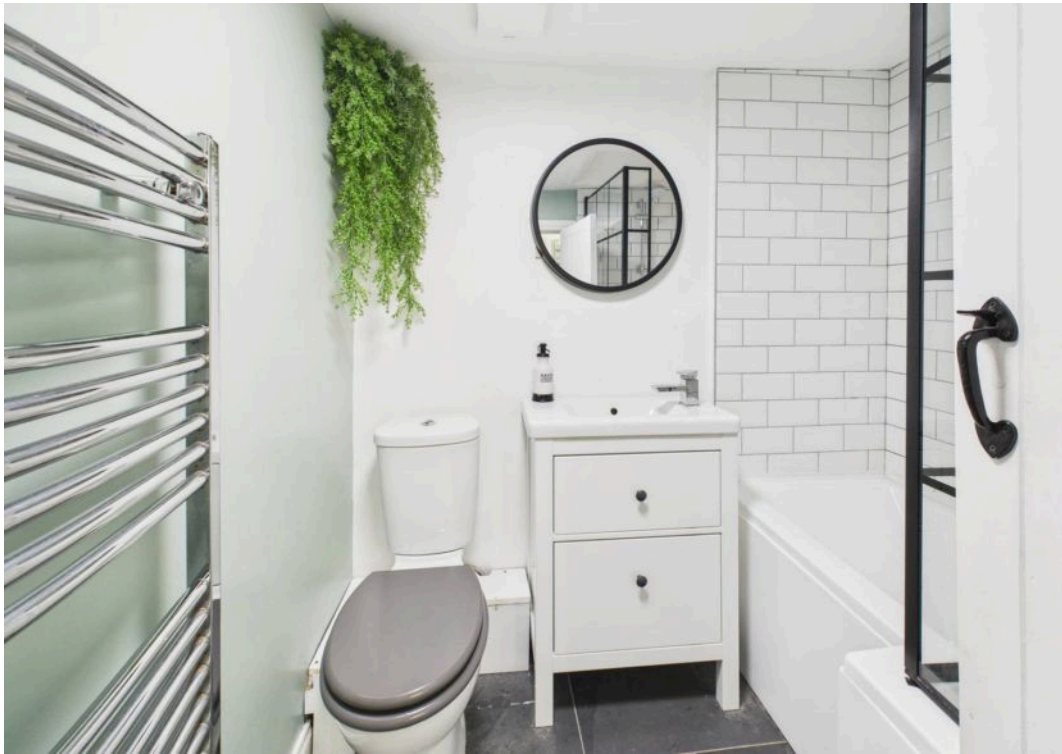
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955



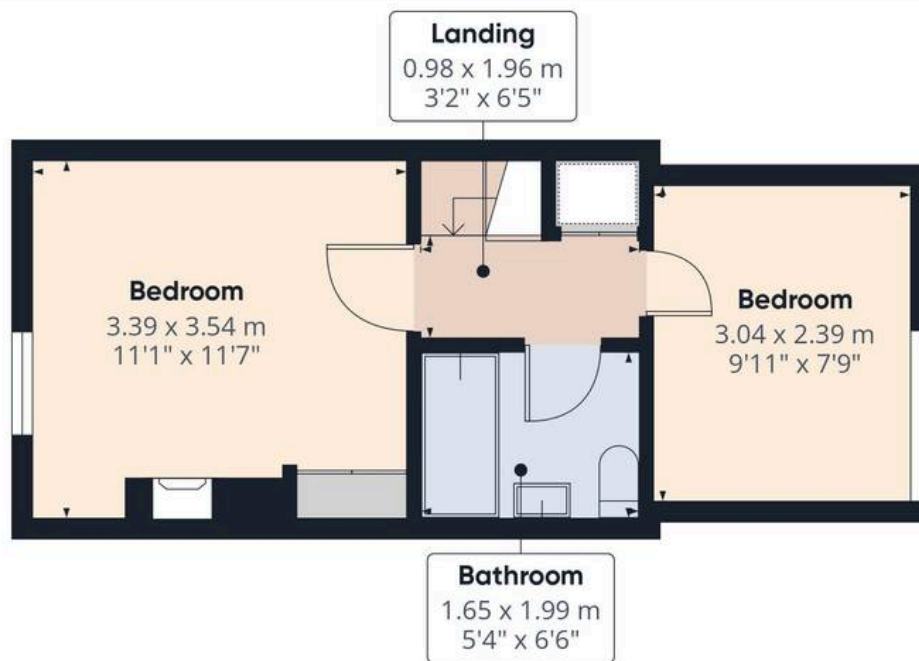








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

52.3 m<sup>2</sup>

561 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**JP Harll**

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