



Garth Lane, Hambleton, Selby

£360,000

Stephensons
estate agents & chartered surveyors

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Garth Lane,
Selby YO8 9QA

£360,000

Est. 1871

Set proudly on a generous corner plot extending to approximately 0.15 acre, this deceptively spacious four bedroom detached home represents a rare opportunity. Constructed in 1977 and remaining in the same ownership since new, the property comes to the open market for the very first time - a testament to the happy and settled family life it has provided for almost five decades.

Behind its modest frontage lies a home of surprising scale, offering around 1,500 sq. ft. of well-balanced accommodation arranged over two floors, with excellent potential for modernisation and reconfiguration.

The property has been consistently cared for and responsibly maintained over the years. Key elements such as the boiler, windows and essential structural upkeep have been attended to as required. While the interior specification now presents scope for cosmetic updating, buyers can take comfort in knowing the house has been well looked after, providing a solid foundation upon which to create a contemporary family home.

A central entrance hallway immediately sets a welcoming tone, with staircase rising to the first floor and a conveniently positioned ground floor WC. To one side lies a versatile second reception room, previously used as a playroom and home office - ideal for modern family life where flexible working or additional living space is essential.

The principal sitting room is a particularly generous space, enjoying a dual aspect with windows to both front and rear elevations, allowing ample natural light throughout the day. The proportions comfortably accommodate formal lounge furniture and enjoys a stone fireplace to one side.

To the rear, and adjacent to the sitting room, is a defined dining area with double glazed patio doors leading directly onto the garden, creating an easy connection between indoor and outdoor living.

The adjoining kitchen is well-sized and fitted with a range of wall and base units incorporating a sink and drainer, with a window to the side elevation. For those seeking open-plan living, there is clear potential (subject to necessary approvals) to



Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Mains gas central heating
 Broadband Coverage: Up to 76* Mbps download speed
 EPC Rating: TBC
 Council Tax: North Yorkshire Council (C)
 Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



remove the dividing wall between the kitchen and dining room, creating an impressive open-plan living kitchen, a layout highly desirable in today's market.

The kitchen leads through to an extended utility room, fitted with additional base units with worktops over and a secondary sink. A uPVC door provides direct access to the rear garden. Importantly, the utility room also offers integral access into the attached double garage, a practical feature for everyday convenience.

A central landing leads to four bedrooms and the house bathroom.

Three of the bedrooms are comfortable doubles, with the fourth offering a generous single, ideal as a nursery, dressing room or study. The principal bedroom is particularly spacious and benefits from its own en suite facility.

Each bedroom is fitted with double glazed windows and central heating radiators, with built-in wardrobes to three of the four rooms, enhancing storage and functionality.

The house bathroom comprises a panelled bath with shower attachment over, wash hand basin and low flush WC.

Occupying a prominent and established corner position along Garth Lane, the property enjoys a notably private setting, screened along the front boundary by mature conifer trees.

Vehicular access is taken from Garth Drive to the side of the property, where an extensive tarmac driveway provides off-street parking for multiple vehicles and leads to the attached double garage. The garage benefits from an electrically operated sliding door, power, lighting, eaves storage, and houses the central heating boiler. There is also a pedestrian side door and internal access to the utility room.

The gardens are a particular feature of the home. The front garden is predominantly laid to lawn, enhancing the sense of space and separation from the road. A gated side pathway leads to the enclosed rear garden, which is also mainly laid to lawn and bordered by fencing to all sides. Immediately adjacent to the rear elevation is a flagged patio, an ideal seating area for outdoor dining and entertaining. Notably, the rear garden enjoys a desirable south-facing aspect, perfectly positioned to capture sunlight throughout the day.

Homes of this nature, having remained in single ownership, occupying a generous plot within an established setting, and offering genuine scope for enhancement are becoming increasingly rare.

With well-proportioned accommodation and a desirable south-facing garden, this property provides an outstanding opportunity for an incoming purchaser to modernise, reconfigure and create a home tailored entirely to their own style and specification.

A rare opportunity to acquire a much-loved family home, viewing essential.

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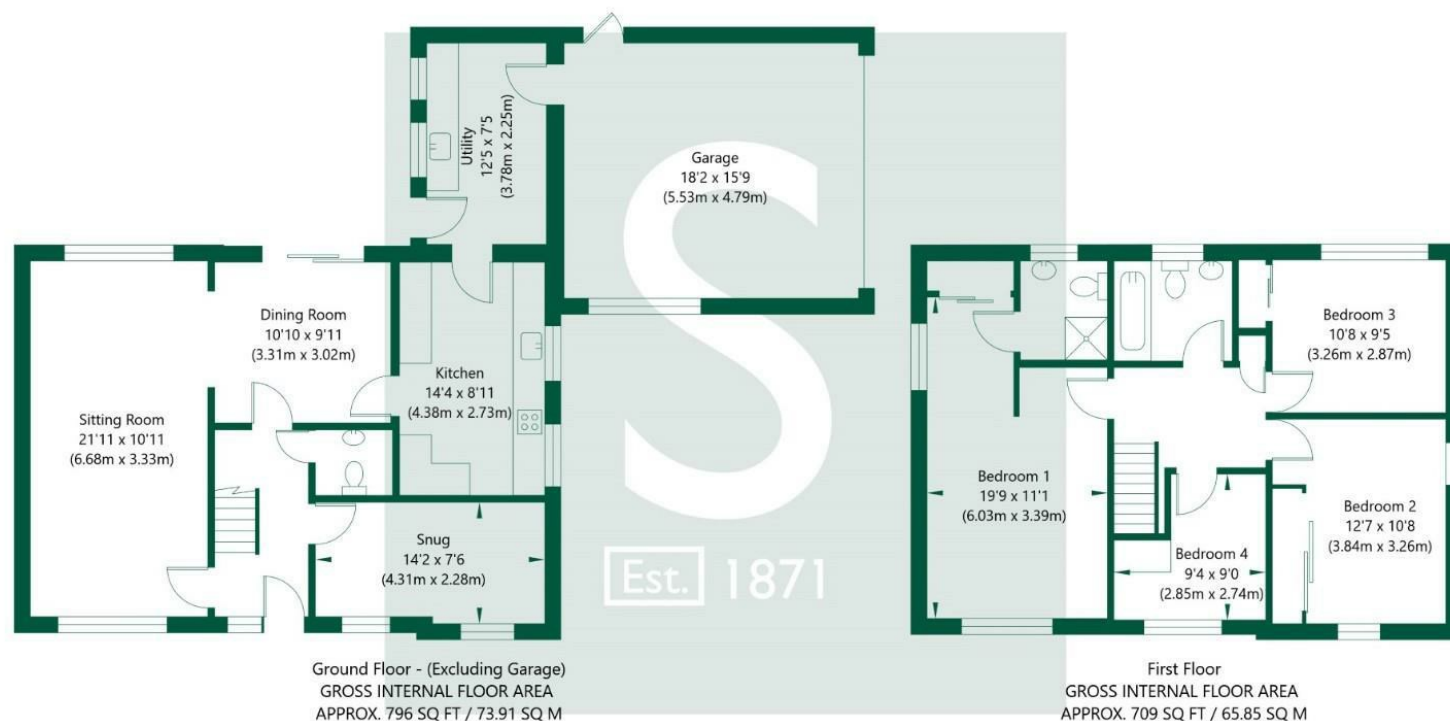
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1505 SQ FT / 139.76 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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