Park Rôw



Orchard Drive, Hambleton, Selby, YO8 9JP

£240,000

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** DETACHED GARAGE ** SOUTH EAST FACING GARDEN ** Situated in the village of Hambleton, this semi-detached property benefits from Hall, Lounge, Dining Room / Bedroom and Kitchen. To the First Floor are two bedrooms and a Bathroom. Externally there is off street parking to the front, a detached garage to the side and a fully enclosed garden to the rear. VIEWING IS RECOMMENDED TO FULLY APPECIATE 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'.






















X ROCKER











PROPERTY OVERVIEW

Occupying a generous plot and offering excellent versatility, this well-presented home is ideally suited to a wide range of buyers, including growing families and those seeking multi-generational living arrangements. The spacious ground floor includes a separate dining room which could easily be utilised as an additional bedroom, home office or reception room, providing valuable flexibility to adapt the accommodation to individual needs. The interior is bright and welcoming throughout, with well-proportioned living spaces designed for modern family life. The comfortable lounge enjoys attractive views over the rear garden through sliding patio doors.

Externally, the property continues to impress with extensive off-street parking to the front and a detached garage, ideal for secure storage, workshop use or additional parking. To the rear, the large south-east facing garden provides an excellent outdoor environment for families and keen gardeners alike. Predominantly laid to lawn, with patio and decked seating areas, it offers the perfect setting for al fresco dining, children's play or simply relaxing in the sun throughout the day.

The property enjoys a convenient location close to Selby town centre, offering easy access to a range of shops, supermarkets, cafes and everyday amenities. Excellent commuter links are available via nearby road networks and Selby railway station, while regular bus services are also within easy reach. Families will appreciate the selection of nearby schools, making this a superbly positioned home that combines space, practicality and convenience in equal measure.

GROUND FLOOR ACCOMMODAITON

Hall
14'11" x 5'11" (4.57m x 1.81m)

Kitchen
12'9" x 8'1" (3.91m x 2.48m)

Lounge
16'10" x 13'1" (5.15m x 4.00m)

Dining Room / Bedroom Three
13'2" x 12'0" (4.02m x 3.66m)

FIRST FLOOR ACCOMMODATION

Bedroom One
11'4" x 10'10" (3.46m x 3.31m)

Bedroom Two
11'1" x 8'9" (3.40m x 2.68m)

Bathroom
7'10" x 5'5" (2.41m x 1.67m)

EXTERIOR

Front
To the front is a paved driveway that goes down the side of the house with access to detached single garage.

Rear
To the rear a brick blocked pathway along the rear merging decorative stoned patio area and further flagged patio area. Predominately laid to lawn with herbaceously planted borders and fully enclosed with timber fence, concrete posts and trellising. Raised timber decked patio area.

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 Orchard 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 County 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: 4G

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.

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.

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:

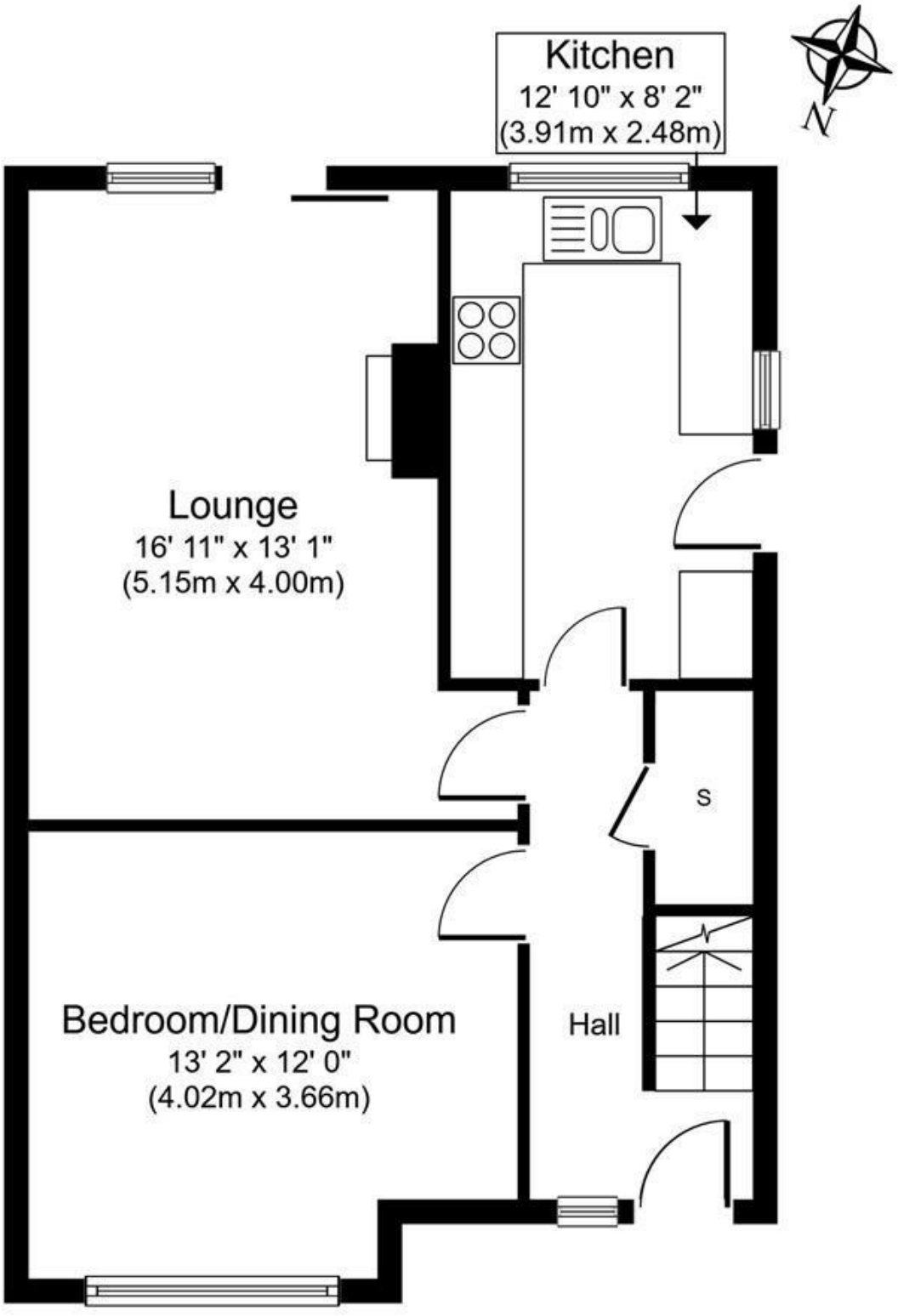
SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property’s actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



Ground Floor
Approximate Floor Area
547 sq. ft.
(50.8 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.
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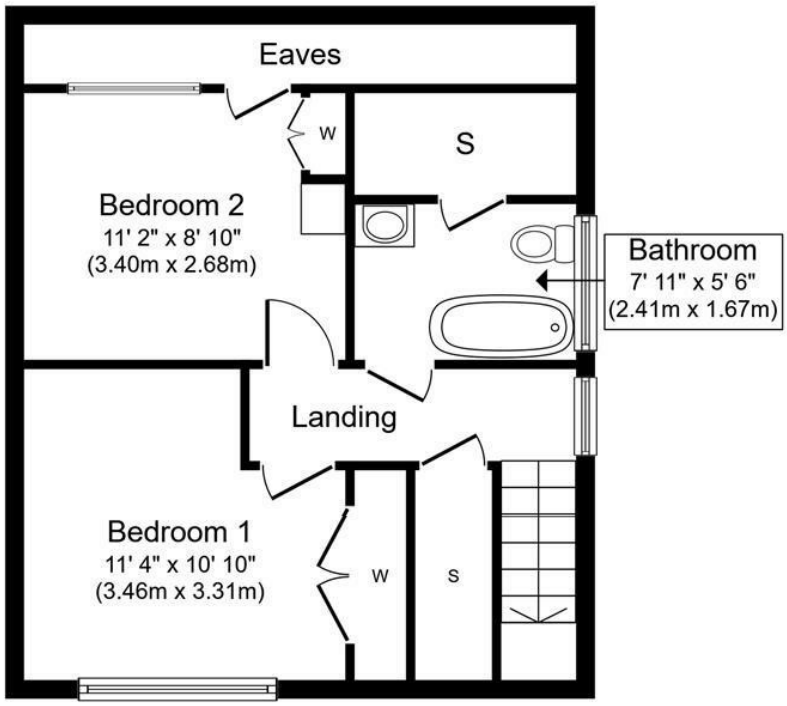

First Floor
Approximate Floor Area
406 sq. ft.
(37.8 sq. m.)

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