# Back Lane, Hambleton YO8 9JB

Offers Over **'Offers Over' £450,000**

JP HARLL

- Four Bedroomed Characterful House
- 175M2 / 1883 Sq Ft.
- North West Facing Rear Garden
- Mains Gas Central Heating. Mains Electricity
- Mains Water. Mains Drainage
- Driveway
- Construction: Sandstone or Limestone, as Built
- FREEHOLD
- EPC Rating 'D' (66)
- Council Tax Band 'F'

Step through the front door and into a welcoming entrance hall, where the staircase rises to the first floor and doors lead naturally into the ground-floor accommodation.

To one side is the living room, and at almost 26ft in length this is a particularly impressive space. Generous proportions provide plenty of room to create distinct areas for relaxing and entertaining, while windows to the front and doors opening at the rear allow natural light to travel through the room and provide a lovely connection with the garden.

Across the hallway, the **dining kitchen** mirrors those generous proportions, again extending to almost 26ft. Combining the kitchen and dining areas within one sociable space, there is ample room for everyday family life as well as larger gatherings around the table. With access to the rear, the garden once again becomes a natural extension of the house during the warmer months.

A separate utility room sits conveniently between the living room and kitchen, providing valuable additional space away from the main living areas and completing a very practical ground-floor layout.

Head upstairs and the feeling of space continues. Arranged around a central landing are four well-proportioned bedrooms, including two particularly generous doubles to the front. The remaining bedrooms provide excellent flexibility for children, guests or home working, without having to compromise on the main living accommodation.

The modern family bathroom completes the first floor, conveniently positioned at the centre of the bedroom accommodation.

Outside, the property continues to offer plenty of space to enjoy. The rear garden provides room for relaxing, entertaining and family life outdoors, while additional outbuildings offer useful storage and further possibilities depending upon individual requirements. Off-road parking to the rear adds to the everyday practicality.

With approximately 1,883 sq ft of accommodation, this is a substantial family home where the proportions really do make the difference – two exceptional ground-floor living spaces, four genuine bedrooms and a layout that feels both practical and wonderfully easy to live in.

Please Note:

- There is current no rear boundary fence.
- The land at the rear of the property is not owned by the current owners.
- The property was rewired in 2019
- The central heating system was installed January 2020
- The boiler was last serviced in October 2025
- Windows and doors installed 2019
- Wall Insulation installed 2019
- New roof and insulation in loft installed 2019
- The white goods are not included in the sale (fridge/freezer, washing machine and tumble drier)

**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.

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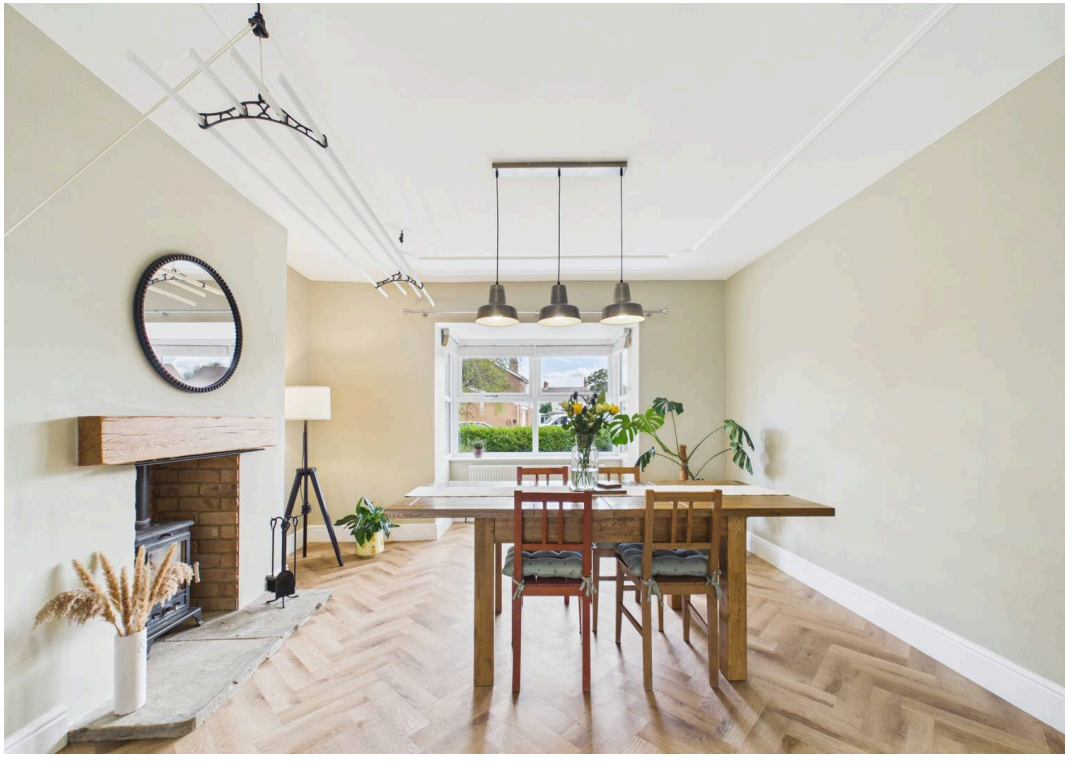
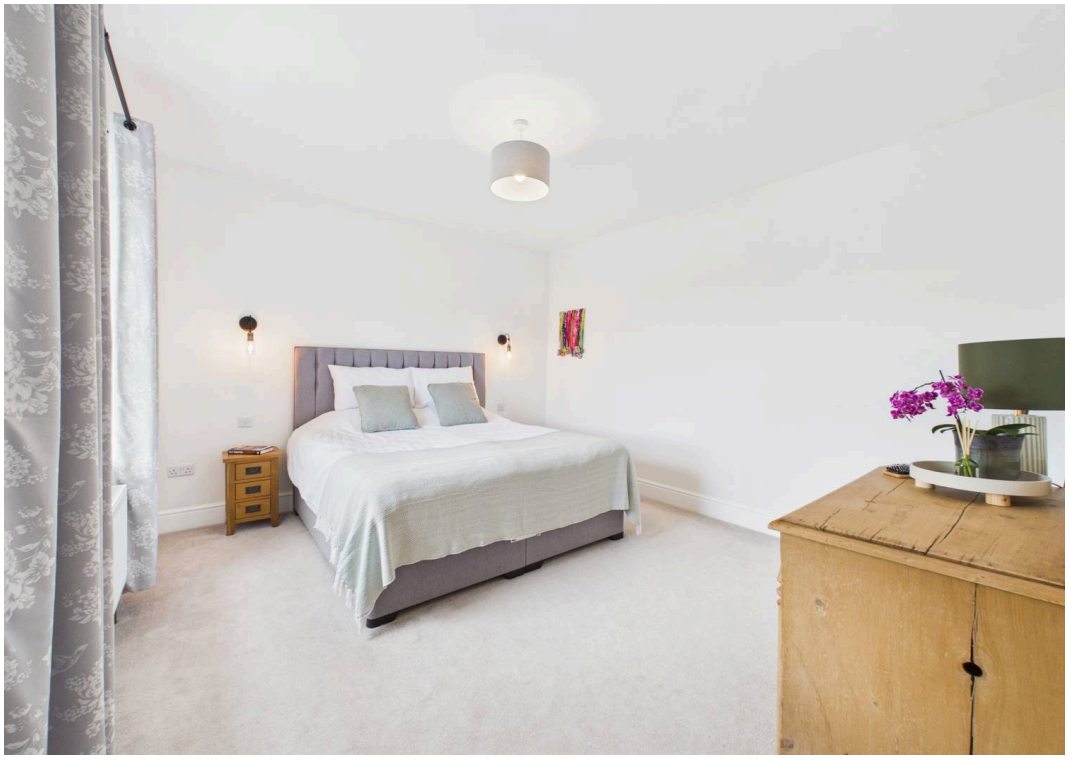
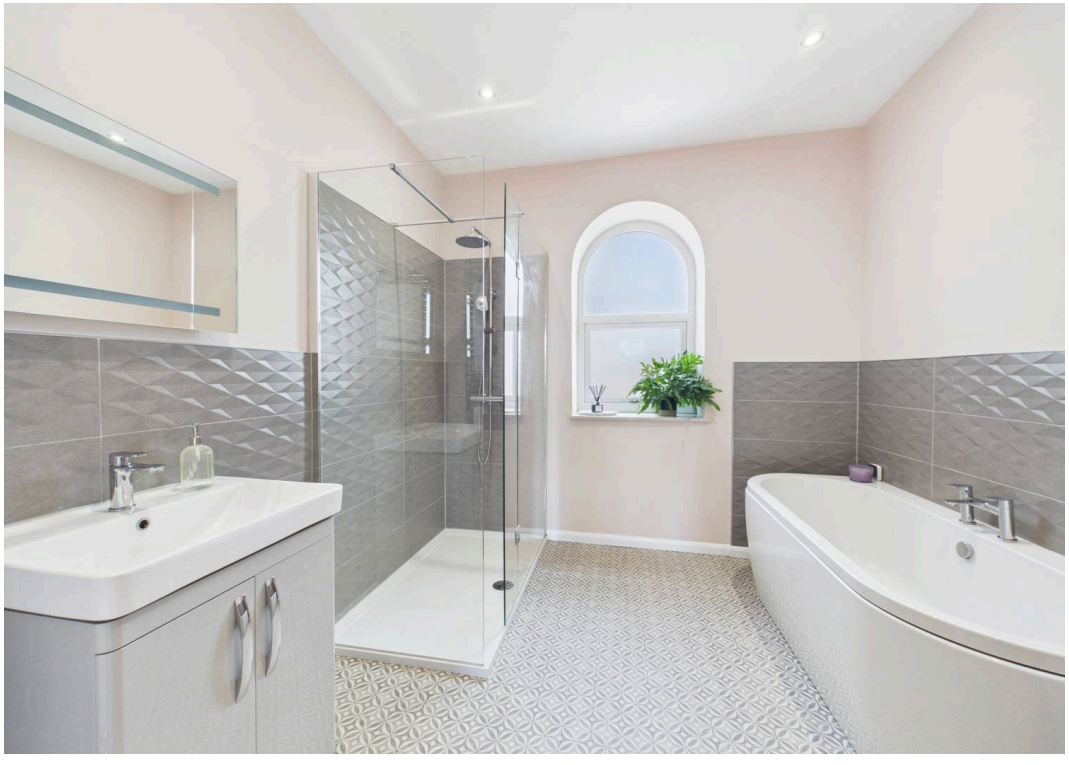
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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







Ground Floor

Floor 1

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**Approximate total area**(1)

158.7 m²

1708 ft²

(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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