



**Chapel Close, Hambleton, YO8 9SA**

Offers in Region of £375,000

JP HARLL



## Chapel Close, Hambleton

Selby, YO8 9SA

- Four Bed Detached House
- West Facing Rear Garden
- 131 Sq. M/ 1419 Sq. Ft.
- Mains Water Supply. Mains Drainage
- Mains Gas Central Heating. Mains Electricity.
- FREEHOLD
- Broadband: FTTP. Mobile: 5G
- Construction 'TBC'
- EPC Rating 'B' (84)
- Council Tax Band 'E'



If you are looking for a home that you could move straight into within this most popular Village you need look no further. This beautifully presented property with private rear garden and garden room is utterly charming and with prime position within this select development.

Stepping in to the hall with its useful open cloak cupboard., you can head right into the spacious, bright and airy lounge or left into the Family entertaining, dining kitchen.

The Lounge is a generous space with a bay window to the front elevation and room for the largest of sofas for you to relax on and watch T.V. whilst still having space for some of the toys, so you can keep an eye whilst the children play. There is also a large under stairs cupboard perfect for storage.

The fabulous Dining Kitchen has space for everything that a keen cook could wish for. Built-in cooking facilities include an Electric Oven and a 4 ring electric hob. Integrated appliances includes a Fridge/Freezer. Oodles of storage space in Ivory wall and floor units incorporating pan drawers with co-ordinating laminate work-surfaces and upstands. Under-unit spotlights, a single drainer sink unit with mixer tap over sits beneath a window overlooking the rear garden. Space for dining furniture with Bi-Fold doors and matching side panels that open onto the patio area. From the kitchen there is the ground floor cloaks/w.c as well as the garage conversion which provides further reception space and adds to the overall spacious feel this home exudes. There is also a side door giving access to both front and rear of the property. The kitchen also benefits from underfloor heating.

Upstairs, you find a spacious landing with storage cupboard (shelved for convenience)

All bedrooms are doubles!

Bedroom One has large window to the front elevation. Space for a King-sized Bed and a door leads into the En-suite Shower Room. Bedroom Two has views out over the rear of the property and a useful alcove for wardrobes. Bedrooms Three has a front elevation & Four lies to the rear of the property with windows overlooking the garden.

The Family Bathroom has a three-piece suite comprising: panel bath with shower over and glass shower screen, a wall mounted hand-basin and a close-coupled w.c. Attractive part-tiled walls and an obscure window to the side elevation.

Outside: To the front of the property is a block paved driveway with space to park two cars. An attractive, low maintenance garden laid to lawn with access to the side main entrance.

To the rear of the property is an enclosed and private South West facing garden with fencing and a personnel gate to the front garden. The garden is fantastically low maintenance with attractive patio area for al-fresco dining. There is also a fabulous garden room currently used as a bar but would make a great office as there is power and lights.

Early viewing highly recommended - Please note there is a £150 per annum charge for the upkeep of the select development.

#### **Important Information**

- The boiler was installed in 2018, however it was last serviced in 2025
- The garage was converted in 2023

#### **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.

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- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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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.

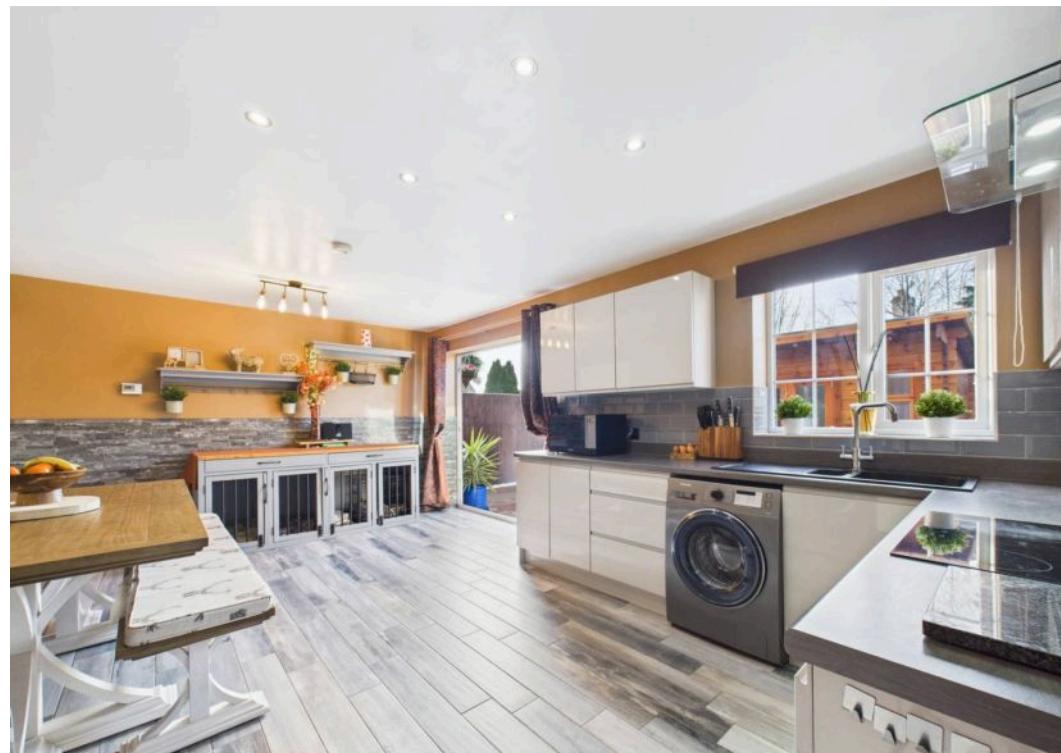
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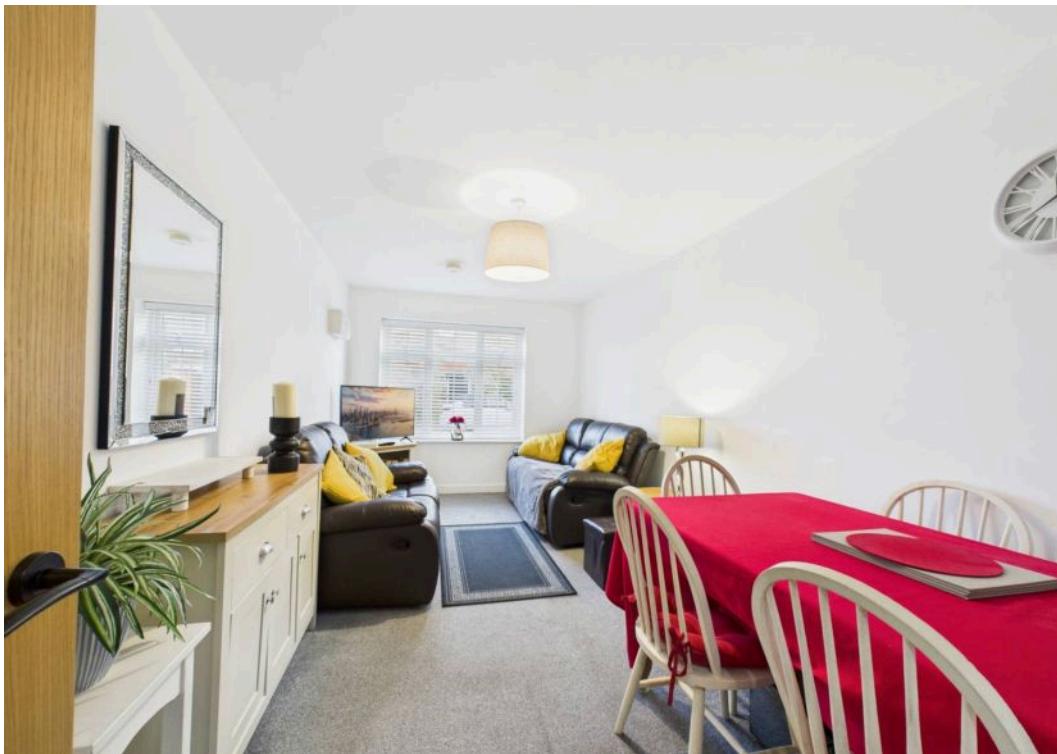
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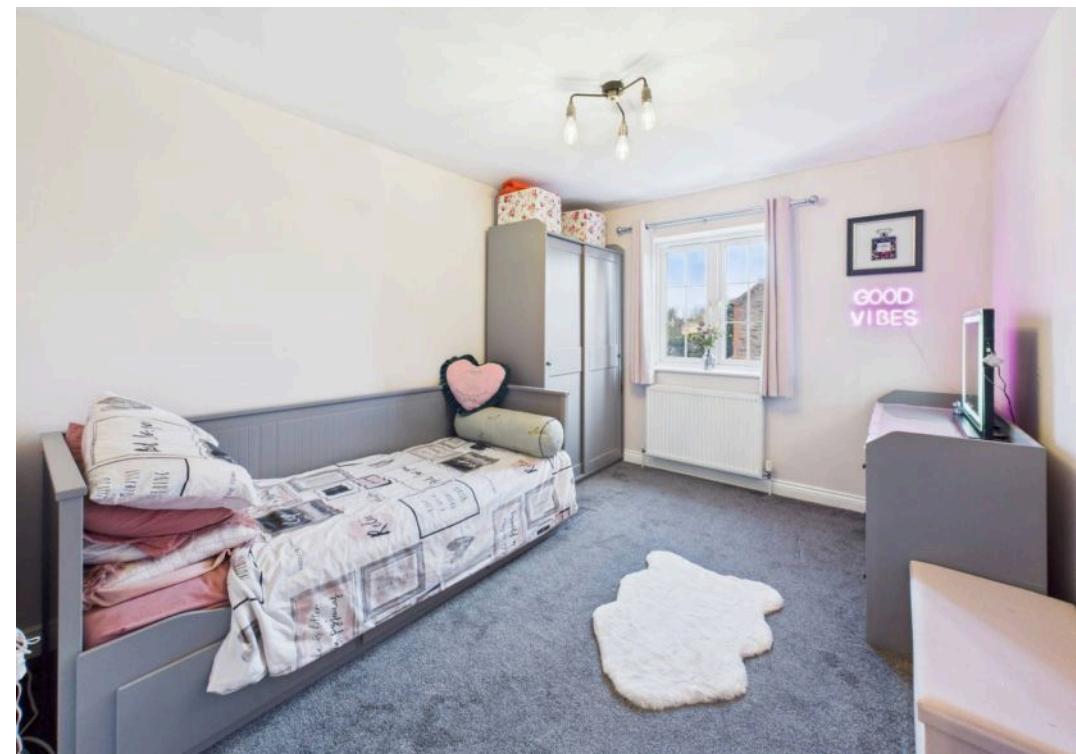
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

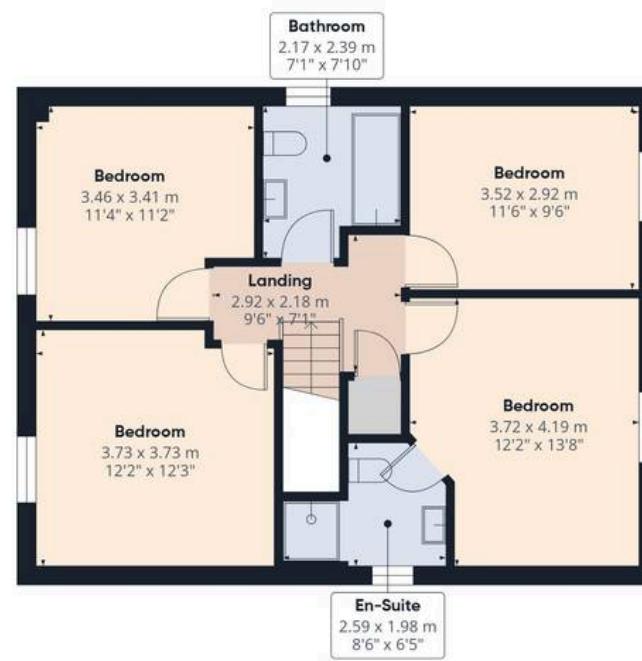
Should you wish to arrange a viewing, please contact us on 01757 709955











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

149.4 m<sup>2</sup>

1608 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**

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • [sales@jpharll.co.uk](mailto:sales@jpharll.co.uk) • [www.jpharll.co.uk/](http://www.jpharll.co.uk/)

