

Park Row



Bramble Garth, Hambleton, Selby, YO8 9UF

Offers Over £350,000



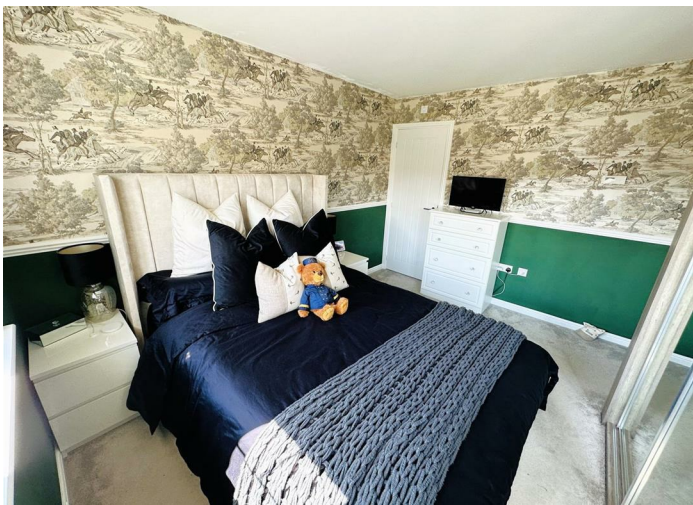
****ELECTRIC VEHICLE CHARGING POINT**VIEWS OVER FIELDS**** Situated in Hambleton, this four bedroom detached property briefly comprises: Hall, Ground floor w.c, Lounge, Kitchen Diner and a Utility. To the first floor are four bedrooms with the master having an en-suite, finished with a family Bathroom. Externally, the property benefits from a driveway to the side and a single garage. There is a fully enclosed rear garden with a patio area. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**

















PROPERTY OVERVIEW

Situated in the highly sought-after village of Hambleton, near Selby, this well-presented detached home offers spacious and versatile living ideal for modern family life, with the added benefit of open views over surrounding fields.

The ground floor accommodation comprises a welcoming lounge, perfect for relaxing and entertaining, alongside a contemporary kitchen diner providing an excellent space for family meals and social gatherings. A useful utility room and a convenient downstairs WC complete the ground floor layout.

To the first floor, the property boasts four well-proportioned bedrooms, including a principal bedroom with en suite facilities, in addition to a modern family bathroom.

Externally, the property features a neat front garden and a driveway to the side, leading to a detached garage. The enclosed rear garden offers a good degree of privacy, with a patio area ideal for outdoor dining and enjoying the attractive open field views beyond. An electric vehicle (EV) charger is also installed, adding further practicality for modern living.

This attractive home combines village charm with contemporary convenience, making it an excellent choice for families seeking both space and a semi-rural setting.

GROUND FLOOR ACCOMMODATION

Hall

19'8" x 6'4" (6.00m x 1.95m)

Lounge

17'3" x 14'3" (5.27m x 4.36m)

Kitchen Diner

18'8" x 11'8" (5.70m x 3.58m)

Utility

5'7" x 4'0" (1.71m x 1.23m)

Ground Floor w.c.

5'10" x 4'0" (1.80m x 1.23m)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'10" x 10'7" (3.61m x 3.23m)

En Suite

6'6" x 3'10" (1.99m x 1.19m)

Bedroom Two

11'6" x 9'2" (3.51m x 2.80m)

Bedroom Three

10'9" x 9'1" (3.28m x 2.78m)

Bedroom Four

7'8" x 7'3" (2.34m x 2.23m)

Bathroom

6'7" x 5'6" (2.02m x 1.70m)

EXTERNAL

Front

Front garden with driveway to the side leading to a detached garage. The garage has power, lighting and storage trusses.

Rear

Enclosed rear garden with patio area and views over fields.

DIRECTIONS

Leave Selby on the A63 Leeds Road. Proceed through the village of Thorpe Willoughby into the village of Hambleton and take the first turning onto Bramble Garth. The property can be clearly identified by our Park Row Properties 'For Sale' board.

HEATING & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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 Practices) 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:

GOOLE - 01405 761199

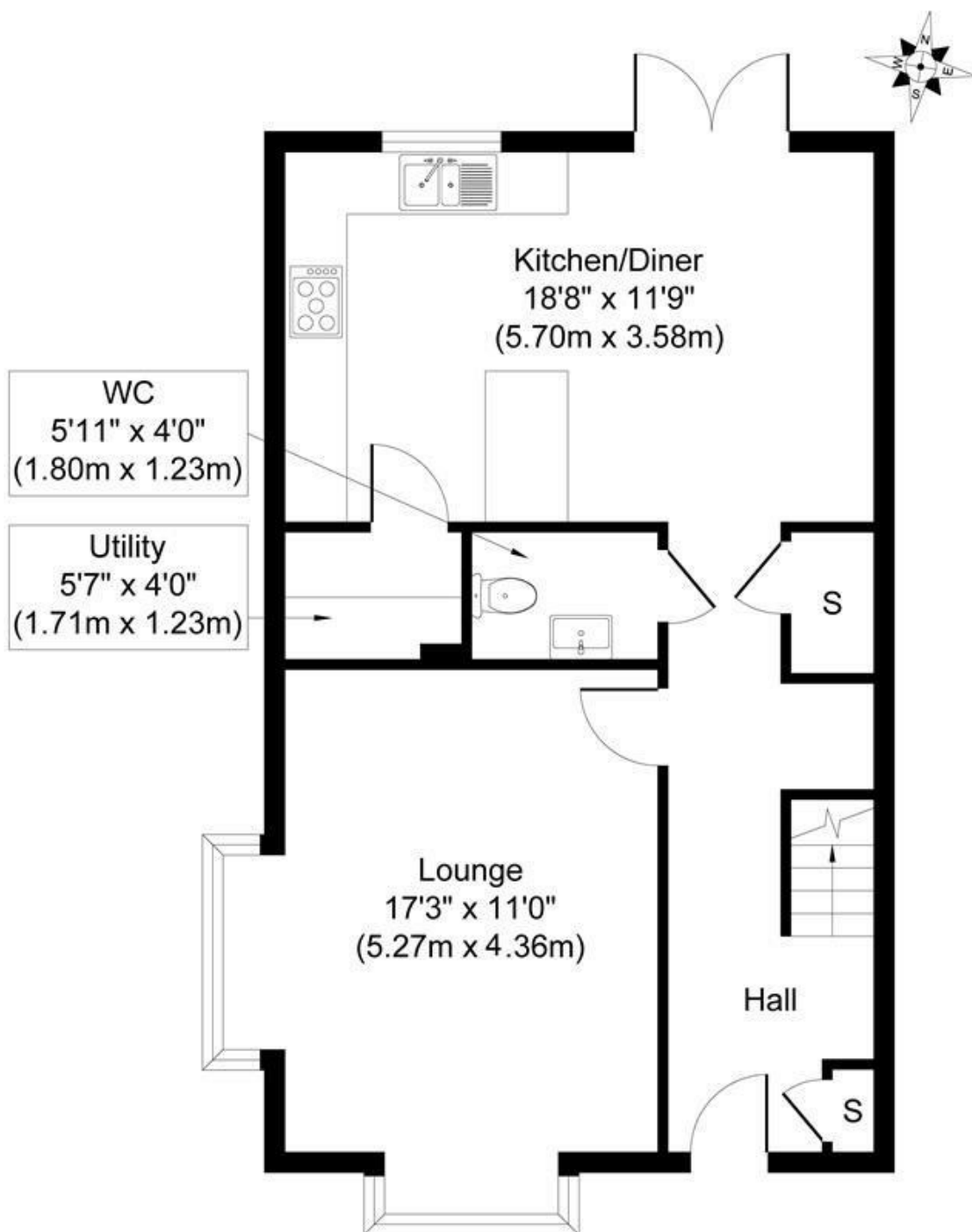
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

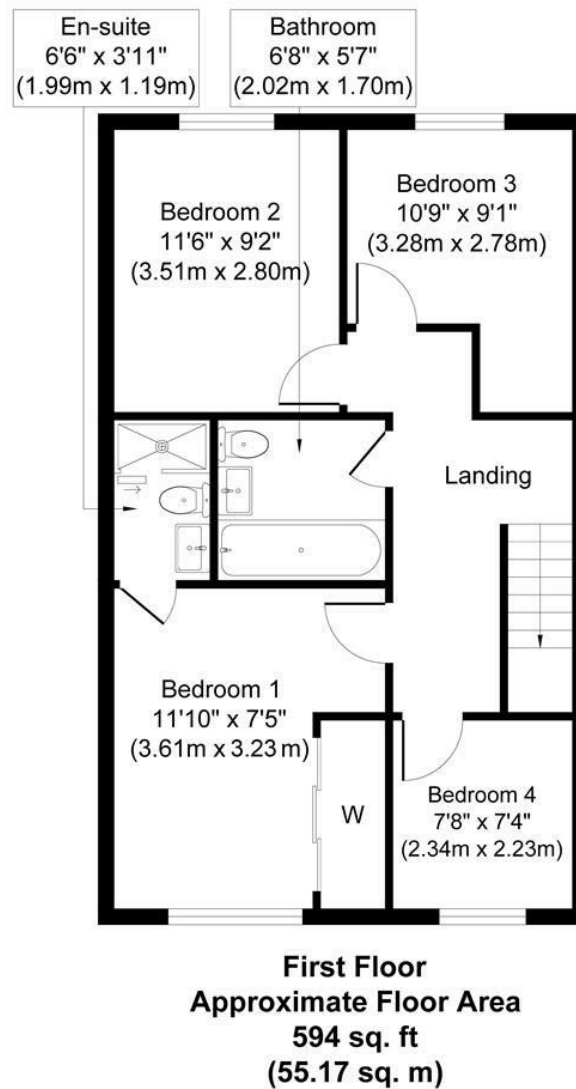




Ground Floor
Approximate Floor Area
617 sq. ft
(57.31 sq. m)

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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