



Yorkdale Drive, Hambleton, YO8 9YB

Offers in Region of **£425,000**





- Large Three Bedroomed Detached Family House
- South Facing Rear Garden
- Detached Garage and Driveway Parking
- 120 Sq. M/ 1299 Sq. Ft.
- Mains Water. Mains Drainage
- Mains Electricity. Mains Gas Central Heating
- Timber Framed Construction - (Potton Home)
- FREEHOLD
- EPC Rating 'C' (72)
- Council Tax Band 'E'



This delightful and characterful three bedroomed detached home, is situated in a select development in a very popular residential location, within easy reach of Hambleton Primary School, The Red Lion and The Owl pubs as well as the Village Shop.

Entering through the front entrance door, take off your coat and shoes and immediately feel at home. To the left is the attractive lounge with large window to the front elevation with access into the conservatory and the south facing rear garden beyond. The entrance hall also offers access to the separate utility room with plumbing for washing machine, ground floor w.c and stunning dining kitchen.

The superb dining kitchen which certainly has the 'wow' factor has a range of fitted wall and floor units in contrasting colours with beautiful marble work surfaces and marble splashbacks. There is also a delightful storage unit set behind cupboard doors which opens up to allow for coffee making, storage or anything else you could possibly think of!

Upstairs is the spacious Master bedroom with shower room en-suite and two further good-size bedrooms.

The family bathroom comprises: roll-top bath, wall hung handbasin and wall hung w.c with hidden water tank.

Outside to the front is a resin driveway with space for multiple vehicles which leads up to the garage.

To the rear is an enclosed south facing low-maintenance garden which is mainly laid to lawn with paved patio areas. There are borders to add interest as well as access to the front of this impressive home.

Please note there is CCTV at this property and it may be recording whilst viewings take place.

Property Information Disclaimer

- Timber Framed Construction (Potton Home)
- Electric Vehicle Charging Point (1 Hypervolt 7KWH) Located On Left Side Of Garage
- Heating System Last Serviced 8th November 2025
- CCTV And Alarm Fitted For Security

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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It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

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.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

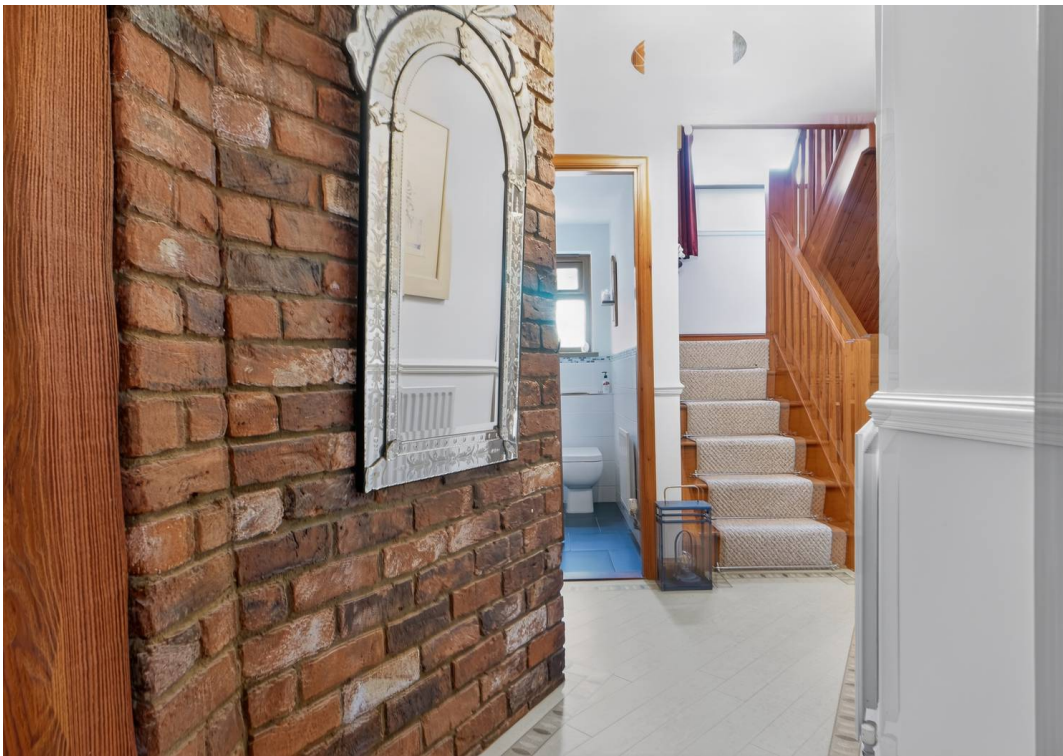
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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













Ground Floor Building 1

Approximate total area⁽¹⁾

120.6 m²

1299 ft²

Reduced headroom

3.3 m²

35 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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