



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

2 Station View, Hambleton, Selby, YO8 9GL

**HUNTERS**

HERE TO GET *you* THERE

# 2 Station View, Hambleton, Selby, YO8 9GL

## Asking Price £100,000

### DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented two bedroom end terrace home situated within the popular village of Hambleton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises of an entrance hall, modern fitted kitchen and lounge to the ground floor. To the first floor there is two bedrooms and a family bathroom. To the front of the property there is an allocated parking space. To the rear of the property there is a low maintenance garden with decking area, mature shrubs and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

### LOCATION

Hambleton is a popular village which is conveniently located approximately 5 miles from the A1M providing good commuter access to Leeds and other surrounding major cities and towns. Village amenities include a village shop, a church, The Owl Hotel and a public house. Primary education is provided by the local C of E school, rated highly by Ofsted. Also, located on a good bus route with direct connections to Selby/York/Leeds.

### DIRECTIONS

Leave Selby via the A63, Leeds Road in a westerly direction. Follow the road over the level crossing through the village of Thorpe Willoughby. At the roundabout take the 2nd exit and follow the signpost A63 to Leeds. This road will lead into Hambleton, take the second right hand turn onto St. Mary's Approach then take the second right turn onto Station Road then turn Left onto Wells drive, then right onto Station view where the property can be identified by our Hunters for sale board.

### Material Information - Selby

Tenure Type; Leasehold

Council Tax Banding;

EPC Rating : C

Charges payable: The current monthly charges payable to Home Group from 1st April 2026 are £130.69 and are broken down as follows:

- Rent- £92.40
- Management charge – £12.50
- Insurance charge- £22.41
- Service charge - £3.38

The above charges are reviewed annually on 1st April.

- Capped equity scheme up to 80%
- Sale price is for 50% and additional shares can be purchased up to a maximum of 80%
- Freehold can be purchased once 80% owned

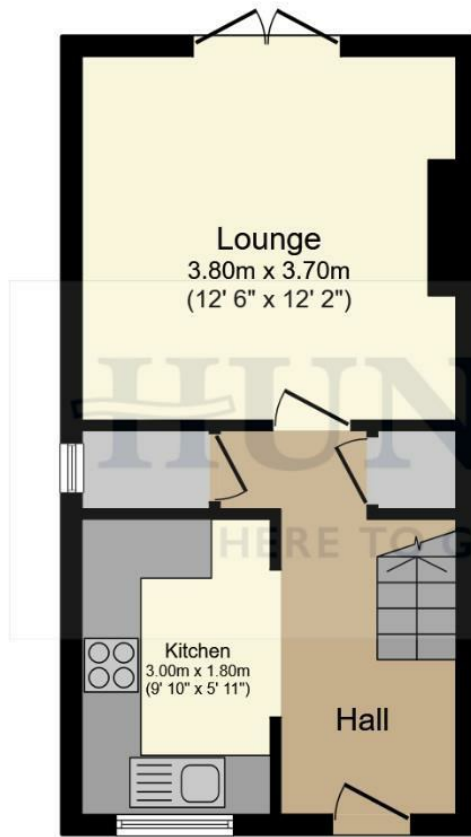
### AGENT NOTE

LOCAL CONNECTION:

- 1) Applicants must be currently living within the parish or adjoining parish and have done so for the past 2 years (Cliffe, Barlby with Osgodby, Barlow, Brayton, Thorpe Willoughby, Wistow)
- 2) Currently employed or working in the parish or adjoining parish or;
- 3) Has immediate family who currently reside in the parish and have done so for a minimum of 5 years.

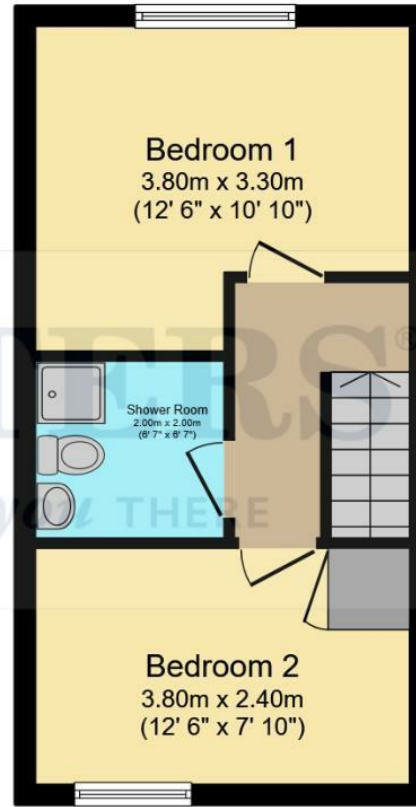
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com



### Ground Floor

Floor area 29.3 sq.m. (315 sq.ft.)



### First Floor

Floor area 29.3 sq.m. (315 sq.ft.)

Total floor area: 58.5 sq.m. (630 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





**HUNTERS**  
HERE TO GET YOU THERE



**HUNTERS**  
HERE TO GET YOU THERE



**HUNTERS**  
HERE TO GET YOU THERE



**HUNTERS**  
HERE TO GET YOU THERE







HUNTERS®  
HERE TO GET YOU THERE