
HUNTERS®
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24 Cherwell Croft, Hambleton, Selby, YO8 9QQ
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Asking Price £425,000

DESCRIPTION
Hunters (Selby) are delighted to offer for sale this well presented four bedroom detached home situated within the popular village of Hambleton. The property benefits from a three zone gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge, utility, downstairs WC, kitchen/dining room and utility room to the ground floor. To the first floor there are two double bedrooms, one with an en-suite, there is also a family bathroom. To the second floor of the property there's is further two bedrooms and another en-suite. To the front of the property there is a block paved driveway leading to an integral garage with electric door along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with a patio area and fencing around the perimeter. Viewing 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.

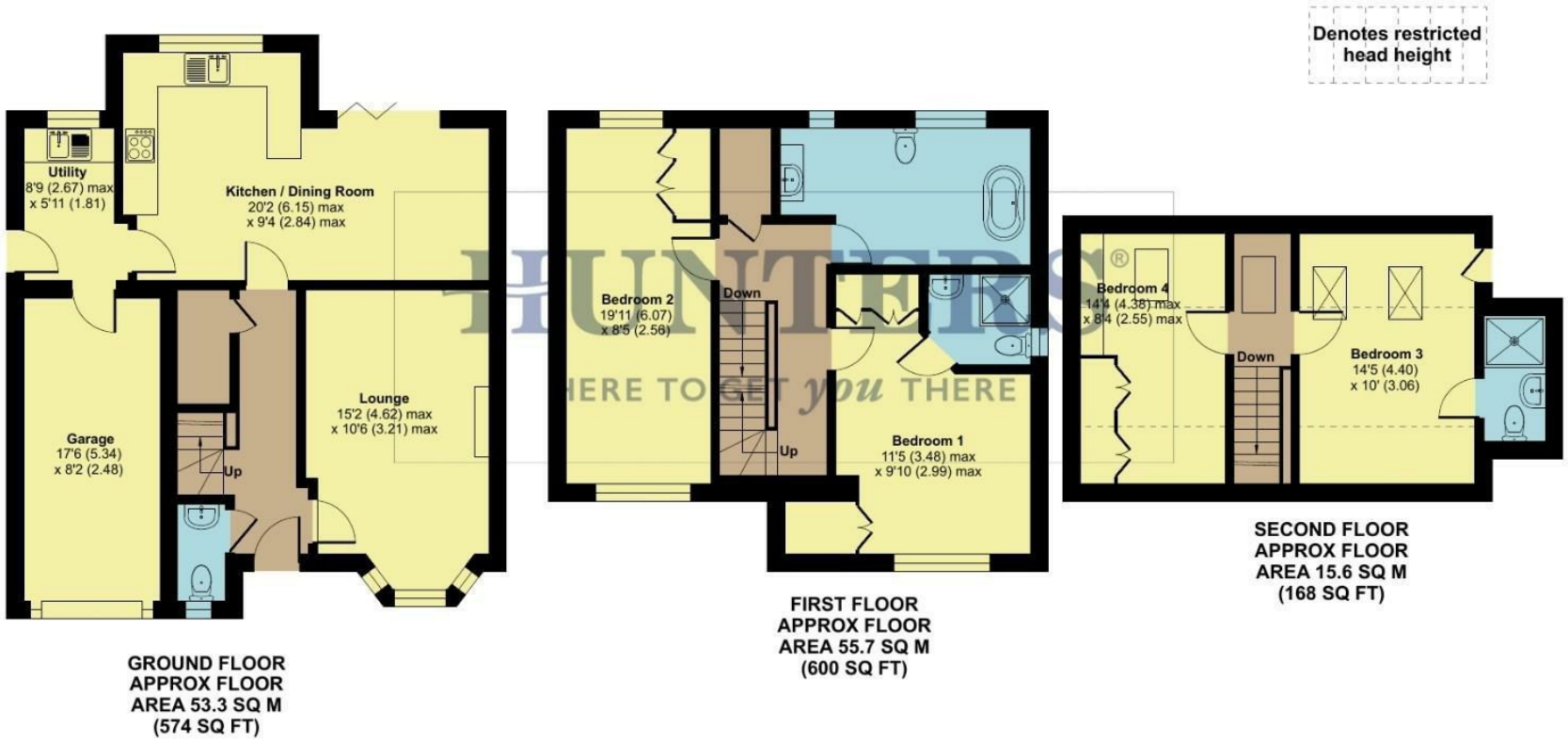
DIRECTIONS
From our Hunters Selby office leave from Finkle Street then turn left onto Millgate, At the roundabout take the first exit onto Flaxley Road/B1223. Continue on Flaxley Road/B1223 then turn right onto Leeds Road/A1238. At the roundabout take the second exit onto A63 then turn left onto Chapel Street. Finally turn left onto Cherwell Croft where the property can be identified on the right hand side.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : C

This Hunters business is independently owned and operated by Powell Properties (Yorkshire) Limited | Registered Address: 23 Finkle Street, Selby, YO8 4DT | Registered Number: 15028208 England and Wales | VAT No: 445 8931 59 with the written consent of Hunters Franchising Limited.

Cherwell Croft, Hambleton, Selby, YO8

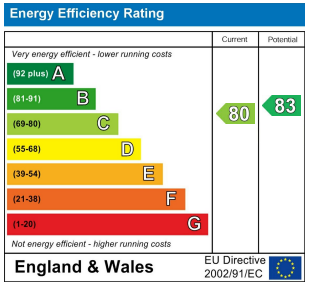
Approximate Area = 1342 sq ft / 124.6 sq m
Limited Use Area(s) = 186 sq ft / 17.2 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1664 sq ft / 154.4 sq m
For identification only - Not to scale

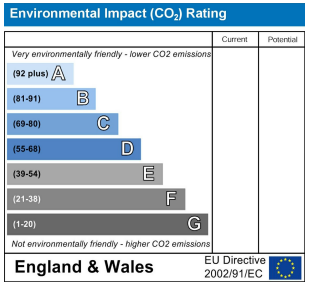


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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1441936

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