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YORKDALE COURT

HAMBLETON
YO8 9YA

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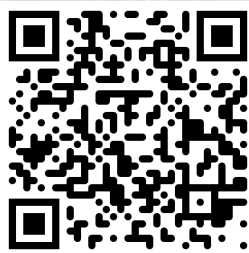
SIMON ANLEY

07484 754 685

01757 670 074

simon.anley@imoved.co.uk

<https://imoved.co.uk>



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YORKDALE COURT, HAMBLETON, SELBY



Beautifully presented four-bedroom detached home situated within the sought-after village of Hambleton. Featuring spacious open-plan living, a stylish breakfast kitchen, a conservatory, a principal bedroom with an en-suite and walk-in wardrobe, a garage, ample parking and a private south-facing garden.

Situated within the highly sought-after village of Hambleton, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

Occupying an attractive position within Yorkdale Court, the property immediately impresses with its well-maintained frontage, ample off-street parking and integral garage, whilst internally the home has been thoughtfully updated and immaculately cared for throughout.

The welcoming entrance hall leads into a superb open-plan living and dining room stretching the full depth of the property, creating a fantastic entertaining and family space filled with natural light. Sliding doors open directly into the conservatory, providing an additional reception area overlooking the rear garden and seamlessly connecting the indoor and outdoor living spaces.

The stylish breakfast kitchen has been beautifully finished with contemporary shaker-style units, solid wood work surfaces and integrated appliances, alongside a useful separate utility room and convenient ground floor W/C.

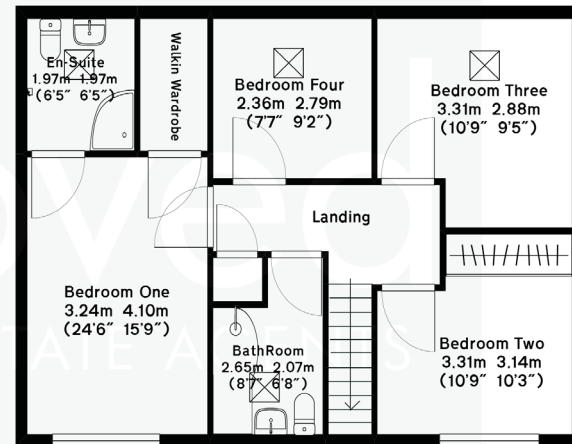
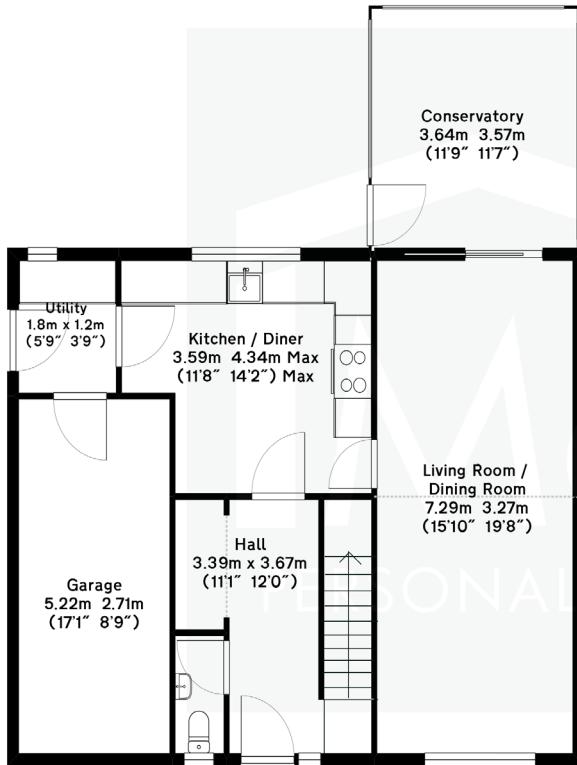
- Beautifully Presented Four Bedroom Detached Home
- Sought After Yorkdale Court Location
- Spacious Open Plan Living & Dining Room
- Stylish Breakfast Kitchen With Utility Room
- Conservatory Overlooking The Rear Garden
- Principal Bedroom With En-Suite & Walk-In Wardrobe
- Modern Family Bathroom
- Integral Garage & Ample Off Street Parking
- Private South Facing Rear Garden
- Excellent Access To Selby, York & Commuter Links











TOTAL (Excluding Garage)
135 sq.m (1453 sq ft) approx
GARAGE
14.15 sq.m (152 sq ft) approx
TOTAL
149.15 sq.m (1605 sq ft) approx

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with modern en-suite shower room and walk-in wardrobe. The remaining bedrooms are served by a contemporary family bathroom, making this an ideal layout for growing families or those working from home.

Externally, one of the standout features of the property is the beautifully landscaped south-facing rear garden, offering an excellent degree of privacy together with a wonderful space for outdoor dining, entertaining and enjoying the sun throughout the day. The combination of lawned and paved seating areas creates a perfect balance of practicality and low-maintenance living.

Located within easy reach of Selby, York and the wider motorway network, Hambleton continues to be one of the area's most desirable villages thanks to its strong community feel, excellent amenities and convenient commuter links.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this fantastic home has to offer.

PUBLIC TRANSPORT



64 Sherburn - Selby
164 Leeds - Selby
626 Selby - Haddlesey



Selby 6.4 km
Sherburn-in-Elmet 5.7 km

SCHOOLS



Hambleton Primary School	0.3 km
Thorpe Willoughby Primary School	2.0 km
Brayton Primary School	5.3 km
Brayton Academy (Secondary)	5.0 km
Selby High School (Secondary)	5.5 km

MAJOR ROADS



A63 (0.1 km)
A19 (4.67 km)
M62 J34 (13.2 km)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **D**
EPC **C**

LOCAL AUTHORITY:
Selby / North Yorkshire



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THE ONE?



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#Imoved **With** Simon

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