

# Park Rôw



**Main Road, Hambleton, Selby, YO8 9HN**

**Offers Over £230,000**

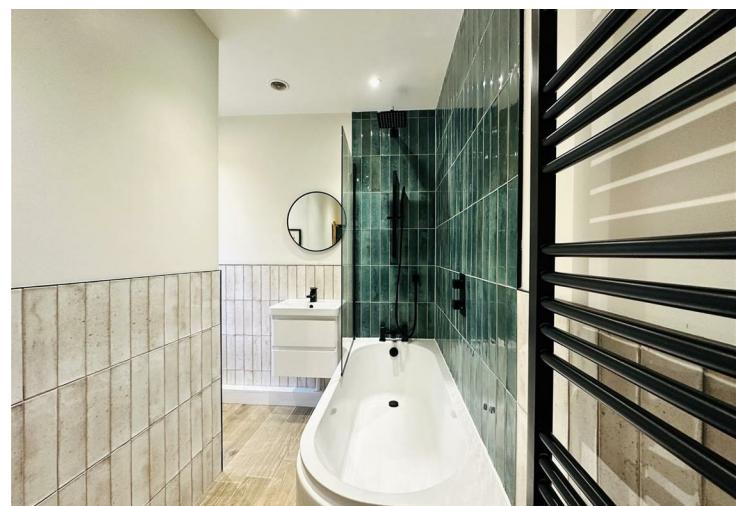
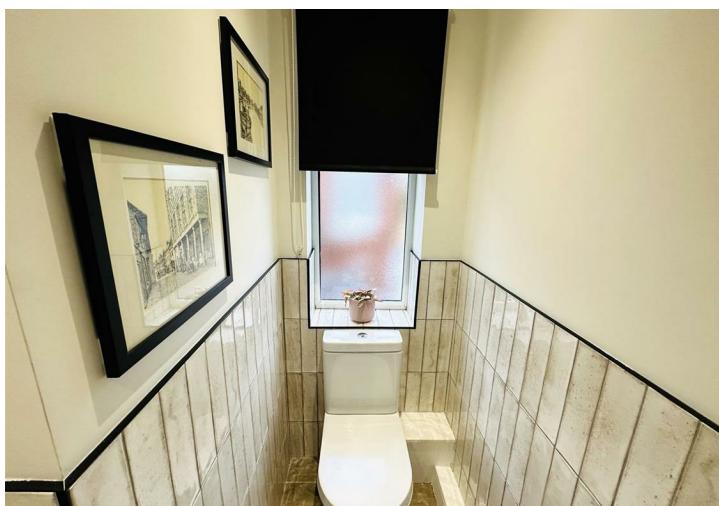
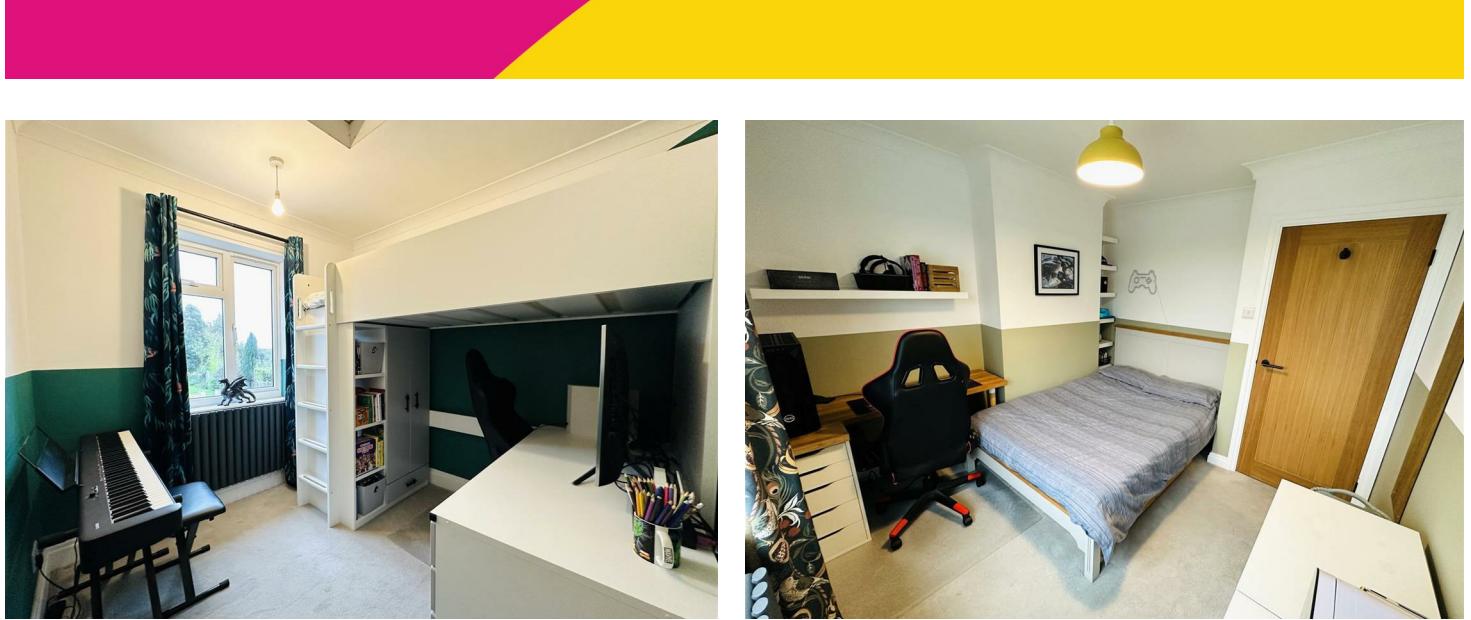


**\*\* SOUTH-FACING REAR GARDEN \*\* OFF STREET PARKING FOR MULTIPLE VEHICLES \*\*** Situated in the village of Hambleton, this semi-detached property briefly comprises: Hall, Lounge, Kitchen Diner, Rear Hall and Ground Floor w.c. The First Floor comprises: three bedrooms and Family Bathroom. Externally, the property benefits from low maintenance area to the front offering off street parking and South-facing garden to the rear. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











## PROPERTY OVERVIEW

Located in the charming village of Hambleton, this delightful semi-detached home perfectly combines modern comfort with countryside appeal. Upon entering, you are greeted by a spacious and beautifully presented lounge, featuring a cosy log burner — the ideal spot to relax and unwind on cooler evenings. The contemporary kitchen diner forms the true heart of the home, offering an abundance of storage, sleek finishes, and a seamless flow into the dining area — perfect for family meals or entertaining guests.

Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom. Externally, a generous driveway provides ample parking, complemented by a convenient electric vehicle charging port. To the rear, a lovely enclosed garden with a paved patio and extensive lawn provides the perfect setting for outdoor dining or simply enjoying the peaceful surroundings.

This charming home is ideally suited to those seeking a balance of rural tranquillity and modern living, all within easy reach of commuter routes for Leeds and York, as well as Selby with its local amenities.

## GROUND FLOOR ACCOMMODATION

### Hall

4'6" x 4'0" (1.38m x 1.23m)

### Lounge

14'3" x 12'0" (4.35m x 3.67m)

### Kitchen Diner

17'10" x 8'4" (5.46m x 2.55m)

### Rear Hall

4'7" x 3'1" (1.41m x 0.94m)

### Ground Floor W.C

4'8" x 2'11" (1.43m x 0.91m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

10'5" x 9'6" (3.19m x 2.92m)

### Bedroom Two

10'0" x 9'5" (3.06m x 2.88m)

### Bedroom Three

8'7" x 8'0" (2.62m x 2.46m)

### Bathroom

8'9" x 7'8" (2.69m x 2.35m)

## EXTERIOR

### Front

Flagged pathway with decorative edgings leading to contemporary storm porch and additional pathway leading to timber pedestrian access gate giving access to the rear. Gravelled area offering ample off street parking and lawned area with herbaceous planted border.

### Rear

Fully enclosed and predominately laid to lawn with flagged patio area. Out building benefits from power and lighting.

## DIRECTIONS

Leave Selby on the A1238 (Leeds Road) heading in the direction of Leeds. Continue through the village of Thorpe Willoughby and at the roundabout bear right onto the A63 again heading towards Leeds. As you enter the village of Hambleton this becomes Main Road and the property can easily be 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

Tax Banding: B

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.

## 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.

## 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

## UTILITIES, BROADMOBILEBAND AND COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultra Fast

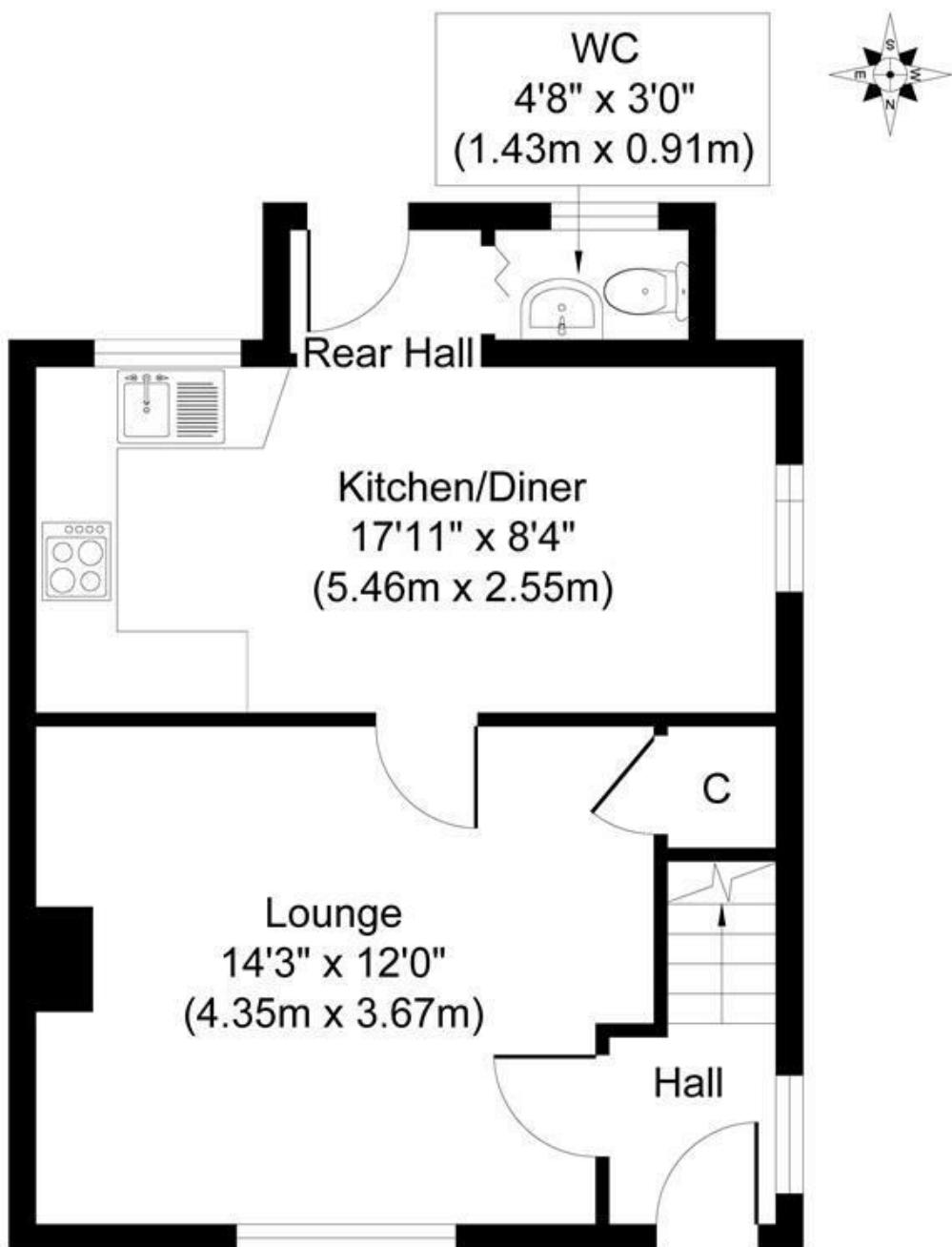
Mobile: 5G

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.

## VIEWINGS

Strictly by appointment with the sole agents.

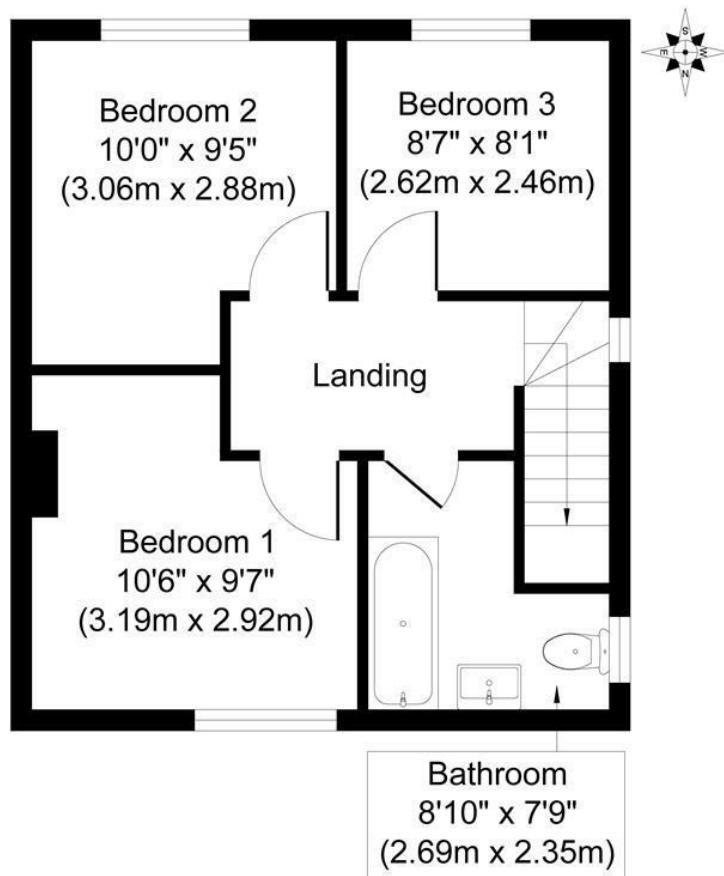
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**403 sq. ft**  
**(37.47 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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**First Floor**  
**Approximate Floor Area**  
**371 sq. ft**  
**(34.50 sq. m)**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(49-58)	E		
(39-48)	F		
(29-38)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		80	63

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(49-58)	E		
(39-48)	F		
(29-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			