



10 Gibson Close, Hambleton  
Selby, North Yorkshire YO8 9QP

Guide Price £525,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market this fabulously stylish and unique, four-bedroom detached house, set in a private plot, tucked away in a quiet residential cul-de-sac in the popular village of Hambleton, well situated with easy access to both the Selby and York City Centres and local amenities close at hand. This impressive property was designed and built by the current owners, creating a lovely home with a wealth of charm and a quality features, including an amazing first-floor living space, with a vaulted ceiling and a wood burning stove. Also with its superb finish throughout, will appeal to a variety of buyers, including families, professional couples and those looking to retire. This property will also be perfect for and someone looking for something a little different. Briefly comprises: Fabulous entrance hallway, with an oak floor, feature stone wall and a curved open staircase to the first floor. Doors lead in to the reception rooms. In the heart of the house, we find the bespoke fitted kitchen, with a range of cottage style cupboards and a variety of integral appliances, plus a central island, perfect for a morning coffee and those who love spending time in the kitchen. Adjoining the kitchen are the utility room with freestanding appliances and door leading to the side of the house. The dining room with French doors leading to the garden, is just right for dinner parties or special occasions. Onwards from the central hallway, we find three well-proportioned bedrooms, the principal bedroom with built in wardrobes and its own modern en-suite shower room. A stylish family bathroom completes the ground floor living area. The marvellous curved feature staircase rises from the hallway to the first floor, where we discover a truly magnificent living room, spanning the whole width, with a vaulted ceiling and velux windows, bathing the room with natural light, the focal point being the feature fireplace with a wood burning stove. French doors leading to a pretty Juliet balcony overlooking the courtyard. A further fourth bedroom, accessed from the lobby, currently used as a study, is perfect for those working from home and cloakroom can also be found, along with two generous eaves storage areas. Outside to the front, is a gated and enclosed private paved courtyard, providing ample off-street parking for several cars. We also find a double detached garage, perfect as a workshop or for a car/cycle enthusiast. This also has potential to be converted into an annex for an extra living space or an office. Opposite the garage is a covered sitting area for al fresco entertaining. Around the house are several intimate spaces, perfect for outside entertaining, with perennials, flowering plants and raised bedding areas just right for those green fingered buyers, who like pottering. To further complement the gardens, we find a greenhouse. The location here is superb, with a popular local gastro pub and just a short stroll away or cycle ride. The property is situated within the desirable village of Hambleton, which hosts a range of local amenities including a primary school, general shop, public house, restaurant and community centre. Hambleton is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Selby, Leeds and Hull. Sold with no onward chain! An early viewing comes highly recommended, not to miss out on this superb versatile home.

**Hambleton is a charming village nestled in the Selby District of North Yorkshire, England. This quaint settlement offers a delightful glimpse into traditional English village life, characterised by its picturesque landscapes & welcoming community spirit. Hambleton's countryside offers ample opportunities for outdoor activities. The nearby Hambleton Hough is a small hill & nature area perfect for walking, providing panoramic views of the surrounding landscape. The area is also ideal for cycling and bird watching, making it a haven for nature enthusiasts.**



### Entrance Hall

Front entrance, with a door into the hallway, double glazed window to front aspect, oak flooring, down lighting and radiator\*. Stairs leading to the first floor. Doors leading to...

### Kitchen/Breakfast Room

16' 2" x 12' 11" (4.92m x 3.93m)

Fabulous bespoke cottage style kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, inset sink and drainer with mixer tap, integral appliances include CDA electric oven\* and microwave\*, warming drawer, wine cooler\*, dishwasher\*, 6 x gas hob\*, extractor fan \*, upright fridge/freezer\* and a central island. Double glazed windows three aspects, down lighting and radiator\*. Doors leading to...

### Dining Room

16' 10" x 10' 3" (5.13m x 3.12m)

Double glazed windows to the rear aspect, oak flooring, down lighting and radiator\*. French doors leading out into the garden.



### Utility room

7' 8" x 7' 3" (2.34m x 2.21m)

Handy utility with a barn door to the rear aspect, sink with mixer tap, plumbing for a washing machine\*, space for a dryer , double glazed window to side aspect, down lighting and radiator\*.

### Bedroom 1

12' 11" x 12' 10" (3.93m x 3.91m)

Double glazed windows to the front aspect, built in wardrobes, down lighting and radiator\*. Door leading to...

### En-suite

9' 3" x 4' 9" (2.82m x 1.45m)

Modern white suite comprising; Walk in shower cubicle with mains shower\*, bowl wash hand basin with mixer taps, low level wc, extractor fan\*, double glazed window to side aspect, down lighting and heated towel rail\*.

### Bedroom 2

11' 9" x 11' 7" (3.58m x 3.53m)

Double glazed windows to the rear aspect and radiator\*.



### Bedroom 3

12' 11" x 8' 2" (3.93m x 2.49m)

Double glazed windows to the rear aspect and radiator\*.

### Bathroom

9' 3" x 6' 8" (2.82m x 2.03m)

Modern white suite comprising; Bath with mixer taps, shower cubicle with mains shower, pedestal wash hand basin with mixer taps, low level wc, extractor fan\*, double glazed window to side aspect, down lighting and heated towel rail\*.

### First Floor Landing

Open stairs into the living room. Doors leading to...

### Living Room

24' 8" x 23' 2" (7.51m x 7.06m)

Double glazed French doors to the balcony, feature brick fireplace with a wood burning stove\*, sky lights, down lighting, tv point\* and radiator\*. French doors opening to...

### Lobby

Sly light and radiator\*. Doors leading to...



### Bedroom 4/Study

9' 8" x 9' 2" (2.94m x 2.79m)

Sky light to the side aspect and radiator\*.

### Cloakroom

6' 6" x 4' 5" (1.98m x 1.35m)

Modern white suite comprising; Pedestal wash hand basin with mixer taps, low level wc and a sky light to the side aspect. Airing cupboard with a wall mounted boiler, eaves storage and radiator\*.

### Garage

19' 1" x 17' 10" (5.81m x 5.43m)

Double garage with an electric up and over door, power and lighting\*.

### Outside

Outside to the front, is a gated and enclosed private paved courtyard, providing ample off-street parking for several cars. We also find a double detached garage, perfect as a workshop or for a car/cycle enthusiast. This also has potential to be converted into an annex for an extra living space or an office. Opposite the garage is a covered sitting area for al fresco entertaining. Around the house are several intimate spaces, perfect for outside entertaining, with perennials, flowering plants and raised bedding areas just right for those green fingered buyers, who like pottering.

### Agents Note

EPC Rating C. Council tax band E.

Broadband supplier: BT Fibre.

Utility Warehouse.

Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: Utility Warehouse.

Electricity supplier: Utility Warehouse.





## Energy performance certificate (EPC)

10 Gibson Close  
Hambleton  
SELBY  
YO8 9QP

Energy rating

**C**

Valid until:

**5 December 2035**

Certificate number:

**0569-3957-8202-9345-2204**

Property type

**Detached house**

Total floor area

**187 square metres**

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Bishops Personal Agents**

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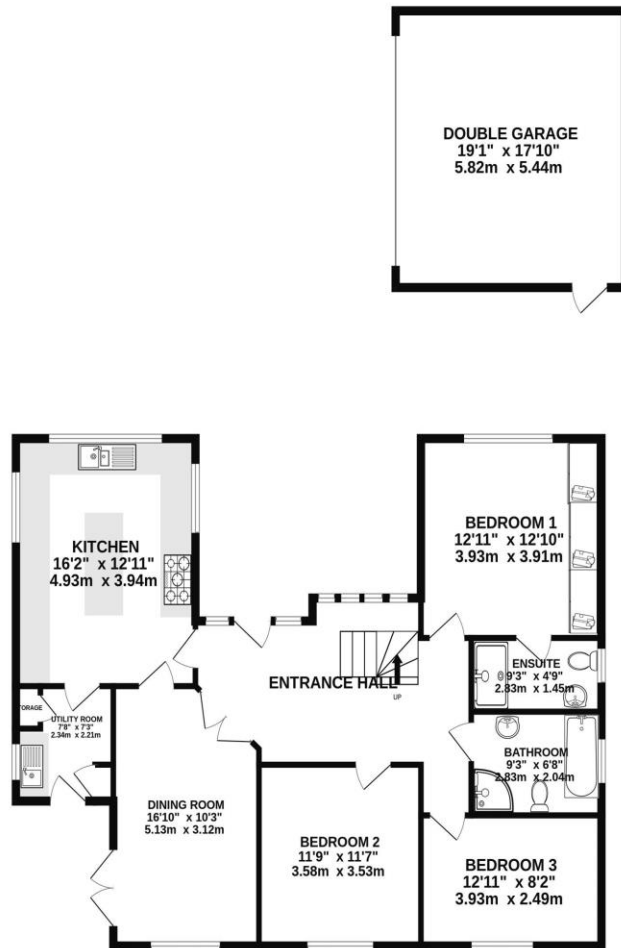
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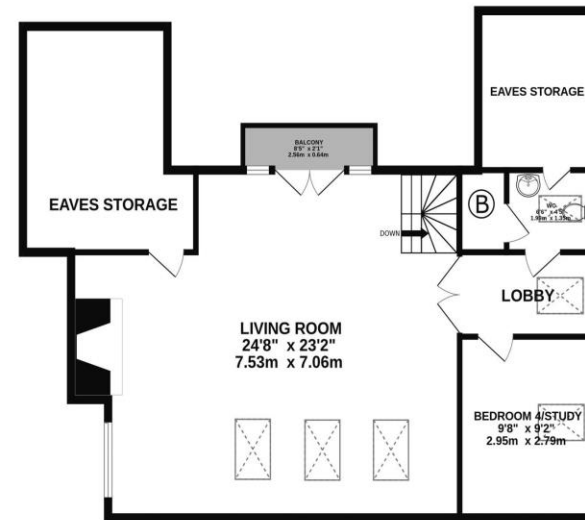
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GROUND FLOOR  
1433 sq.ft. (133.1 sq.m.) approx.



1ST FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 2343 sq.ft. (217.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.