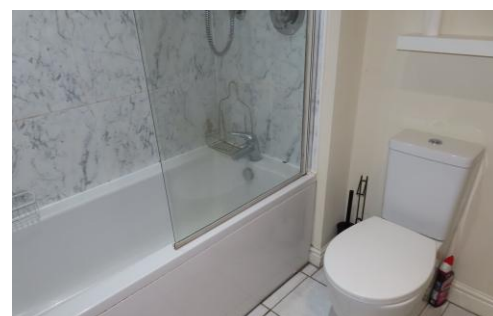




10 St. Marys Court
Hambleton, Nr Selby, YO8 9GN

Asking Price Of £185,000

Property Features

- Mews Townhouse in sought after Village
- Lounge & Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Allocated Parking & Gardens
- Ideally placed for Selby, Leeds & York

Full Description

THE PROPERTY

Well-presented Mews Townhouse being situated in the sought after residential Village of Hambleton which is ideally placed for the Market Town of Selby and for commuting to the Cities of Leeds and York.

The property is an ideal first Home, and has the benefit of Lounge, Kitchen, 2 Double Bedrooms and Off Street Parking, and presently comprises:

GROUND FLOOR

ENTRANCE HALL

Composite front door, cloak cupboard, oak floor and spindle staircase leading to the first floor.

CLOAKROOM

White suite comprising low flush WC and hand washbasin with tiled splash back. Radiator and oak floor.

LOUNGE 12' 9" x 12' 6" (3.89m x 3.81m)

Radiator and sliding patio doors to the rear garden.

KITCHEN 9' 0" x 6' 0" (2.74m x 1.83m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in oven and hob with chimney extractor over. Integrated fridge freezer. Radiator and downlighters.

UTILITY CUPBOARD

Worktop with plumbing under and freestanding auto washer.



LANDING

This is approached via the spindled staircase from the Entrance Hall, and opening from the Landing which has a radiator and cupboard housing gas central heating boiler are:

FRONT BEDROOM 12' 6" x 8' 0" (3.81m x 2.44m)

Radiator and cupboard overstairs.

REAR BEDROOM 12' 6" x 11' 0" (3.81m x 3.35m)

Radiator.



BATHROOM

White suite comprising panelled in bath, handwash basin and low flush WC. Shower over bath with side screen. Heated towel rail, part ceramic tiled walls and ceramic tiled floor.

TO THE OUTSIDE

Allocated Off Street PARKING SPACE in the Parking Area at the head of the cul-de-sac.

Small forecourt Garden.

Enclosed Garden to rear with Patio area.



SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the North Yorkshire Council.



VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

ESTATE AGENTS ACT

It should be noted that the owner of the property is a relative of a Partner of Townend Clegg & Co.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Belgravia,
Goole,
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements