



One Acre Garth Barr Lane, Hambleton, YO8 9YD

In Excess of £450,000 (Guide Price £475,000)





- Large Four Bedroomed Detached Family House
- Double Garage and Driveway Parking
- Beautiful, Private Landscaped Rear Garden
- 156 Sq. M / 1686 Sq. Ft
- Mains Gas Central Heating System. Mains Electricity
- Mains Water. Mains Drainage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'TBC' ()
- Council Tax Band 'E'



Walking through the attractive glass porch and stepping into the entrance hall of this highly desirable family home you are immediately aware of the space around you.

The open plan entrance hall leads upstairs with doors leading to the lounge, cloaks/w.c., separate dining room and dining kitchen. Attractive flooring leads you through the property with lighting to emphasise the space and large windows and glass doors for natural light.

The lounge runs through from the front to the back of the house with window to front and French doors to the rear. A gas fire creates a focal point in this room as well as providing heat on the chillier evenings.

The separate dining room offers space for formal dining with enough space for a large dining table this space is perfect to enjoy family meals together.

The dining kitchen is a perfect place to cook up a storm with plenty of cupboard and worksurface space too – it will impress even the keenest of home cooks. The kitchen leads into a useful utility room to provide further storage space as well as space for washing machine and tumble drier.

Ascending the stairs to the first floor the galleried landing provides access to each of the well appointed bedrooms and family bathroom. The master bedroom features fitted wardrobes. It also has an attractive shower room en-suite. Bedrooms two and three are both spacious double bedrooms whilst bedroom four is slightly smaller (currently used as a study) but would still be a great child's bedroom or nursery.

The family bathroom features white suite including panelled bath, toilet and pedestal wash basin.

Externally to the rear is the delightful, landscaped rear garden with raised patio seating area, patio area, lawned and planted borders to provide interest and colour. Secure fencing and gates to both sides to provide security for pets/small children. The rear garden also provides access to the double garage via a side door.

To the front is a lawned front garden with block paved path to the front door, driveway parking for multiple vehicles as well as access to the double garage via electric door to the side of the property.

If you are looking for a large detached family home with double garage, ample parking and a good size rear garden within a sought after village location this one is not to be missed!

Property Information Disclaimer

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- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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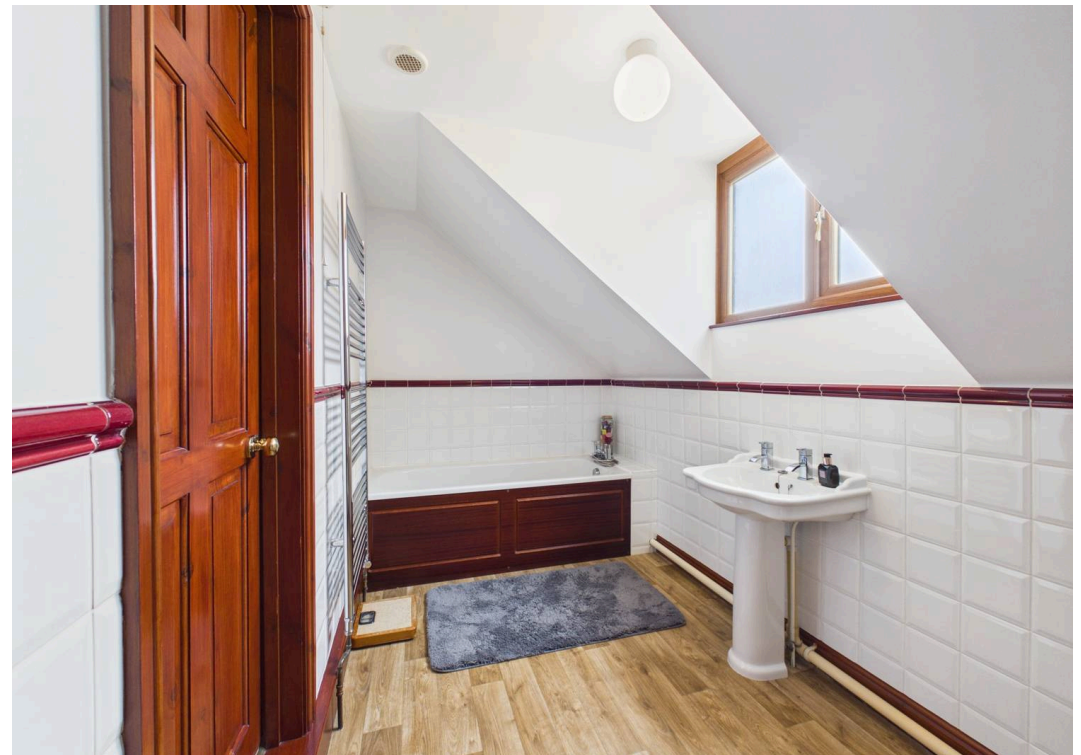
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Should you wish to arrange a viewing, please contact us on 01757 709955









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

156.7 m²

1686 ft²

Reduced headroom

2.3 m²

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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