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21 Garth Drive, Hambleton, Selby, YO8 9QD
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Offers In The Region Of £375,000

DESCRIPTION
Hunters Selby are delighted to offer for sale this spacious four-bedroom detached family home, ideally located in the popular village of Hambleton. Extended to the rear, the property offers a fantastic open-plan dining kitchen with adjoining snug, plus a useful fourth bedroom on the ground floor with shower & wc. The first floor provides three further bedrooms, family bathroom with gas central heating throughout and off-road parking for three cars. A versatile and well-proportioned family home offering excellent living space. Viewing comes highly recommended to appreciate this accommodation on offer.

LOCATION
Hambleton is a popular village which is conveniently located approximately 5 miles from the A1M/A19 providing good commuter access to Leeds, York, Harrogate, Weatherby and other surrounding major cities and towns. Village amenities include a village shop, a church, The Owl Hotel and a public house. Primary education is provided by the local C of E school, rated highly by Ofsted. Also, located on a good bus route with direct connections to Selby/York/Leeds.

DIRECTIONS
Leave Selby via the A63, Leeds Road in a westerly direction. Follow the road over the level crossing through the village of Thorpe Willoughby. At the roundabout take the second exit and follow the signpost A63 to Leeds. This road will lead into Hambleton, continue through the village and take the left turn onto Bar Lane and then left onto Westcroft Lane. Turn left onto Garth Drive where the property can be identified.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : C

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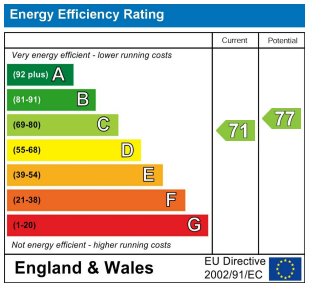
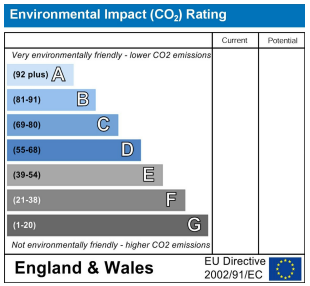
Approximate Floor Area = 113.6 sq m / 1223 sq ft

Ground Floor First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115059





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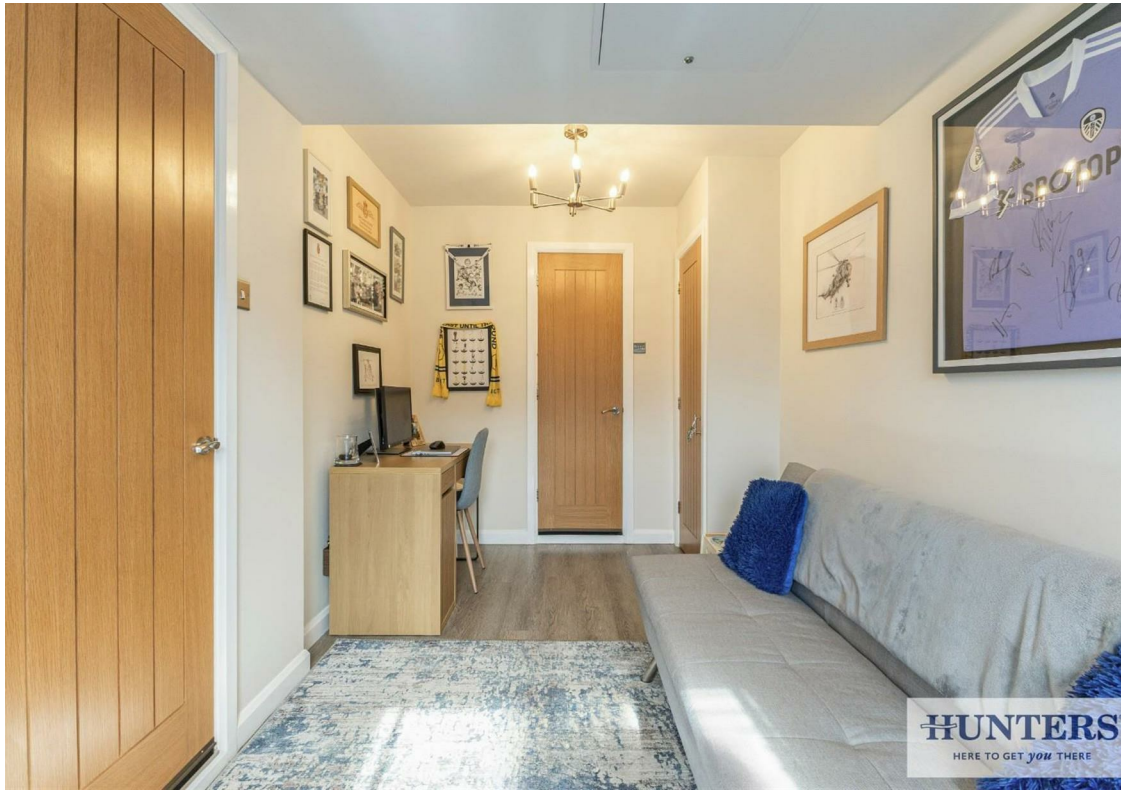
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