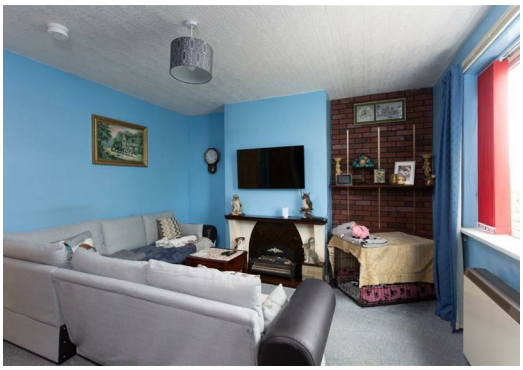


Main Road, Hambleton, Selby
Offers Over £190,000

An exciting opportunity to acquire this semi-detached property, in need of modernisation, with generous outdoor space, positioned in a desirable village location.

The property is entered through a front entrance porch before leading through a secondary door into the entrance hallway which has a staircase leading up the first floor.

To the right of the hallway is a generously sized lounge, featuring a double-glazed window to the front elevation, an electric storage heater, and a feature fireplace.

The kitchen is situated at the rear of the property and is fitted with a range of wall and base units arranged across three sides, incorporating a stainless steel sink unit. There is space for a cooker and fridge, along with plumbing for a washing machine. A double-glazed window provides a pleasant outlook over the rear garden.

Leading off the kitchen is a rear hall, providing access to the garden via an external door and to the shower room through an internal door. The shower room features a shower cubicle with electric shower, a low flush W.C, and a wash hand basin. It is tiled to the walls and floor and has a double-glazed opaque window to the side, as well as an extractor fan.

Ascending to the first floor, the landing provides access to three bedrooms. The main bedroom is situated at the front of the property and benefits from two double-glazed windows to the front elevation, along with an electric storage heater. The two additional bedrooms each feature a double-glazed window overlooking the rear garden.

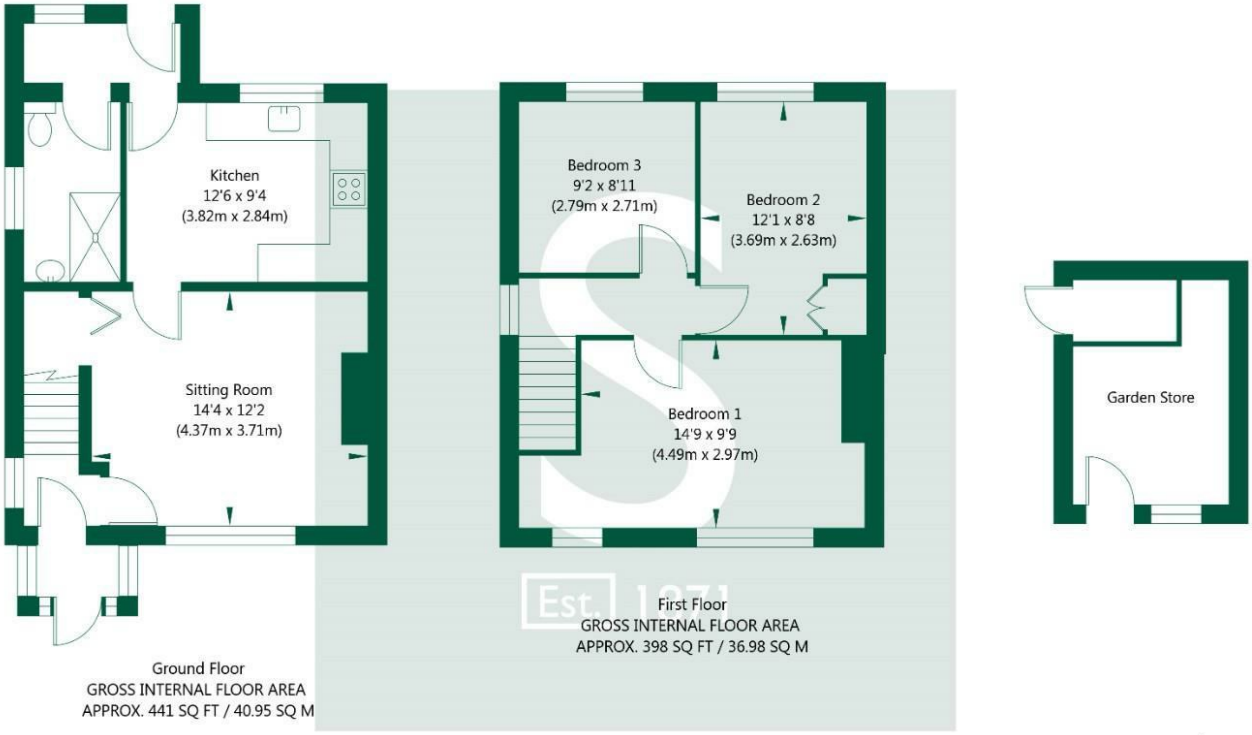
The property is situated in a charming village location and boasts a generous rear garden, predominantly laid to lawn, with a flagged patio area directly adjacent to the house—ideal for outdoor dining and relaxation. The rear garden also benefits from a brick built garden store. To the front, a driveway provides off-street parking for several vehicles. Hambleton enjoys an excellent position for commuters, with convenient access to both the A1(M) and A19.
The scope and potential with this property is undoubtedly there, and it would make an ideal opportunity for a purchaser looking for a rewarding renovation project.

Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: 52 (E)
Council Tax: North Yorkshire Council Band B
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

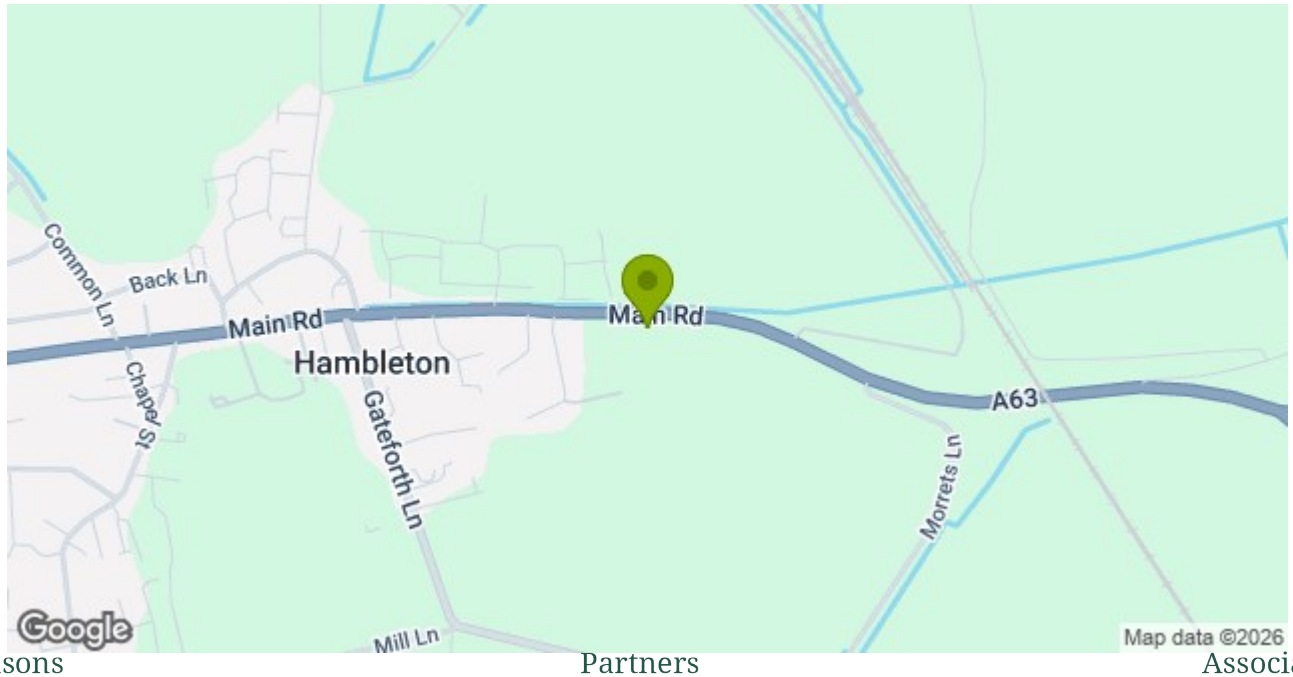
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

Main Road, Hambleton, YO8 9HN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 839 SQ FT / 77.93 SQ M - (Excluding Garden Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



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