
HUNTERS®
HERE TO GET you THERE
145 Main Road, Hambleton, Selby, YO8 9JH

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Asking Price £540,000

A beautifully modernised four-bedroom detached family home, occupying a desirable position on Main Road in the popular village of Hambleton.

DESCRIPTION

A beautifully modernised four-bedroom detached family home, occupying a desirable position on Main Road in the popular village of Hambleton.
Having been thoughtfully modernised, this impressive, detached property offers spacious and versatile accommodation that combines the character of an established family home with the comfort and convenience of modern living.
The property provides well-proportioned living accommodation throughout, with stylish modern touches and a layout ideally suited to contemporary family life. The modernised interior creates a welcoming and comfortable environment, while the generous room proportions provide plenty of flexibility for families of all sizes.
The accommodation includes four good-sized bedrooms, spacious reception and living areas, a modern fitted kitchen and well-appointed facilities. Each space has been designed to offer both practicality and comfort, making the property ready to move into while still offering scope for the new owners to add their own personal touches.
Externally, the property benefits from attractive gardens and grounds, providing excellent space for outdoor entertaining, relaxation and family use, together with off-road parking.
Located within the popular village of Hambleton, the property enjoys a peaceful village setting while remaining conveniently positioned for access to Selby and the surrounding towns, amenities and countryside.

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 2nd exit and follow the signpost A63 to Leeds. This road will lead into Hambleton, continue through the village and take the left turn onto Main Road where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating; C

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Approximate Floor Area = 229.7 sq m / 2472 sq ft
(Excluding Garden Room / Including Garage and Void)

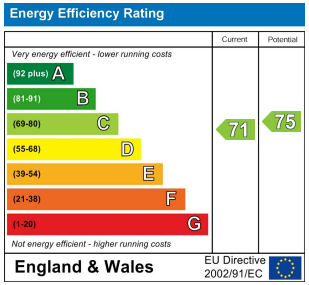


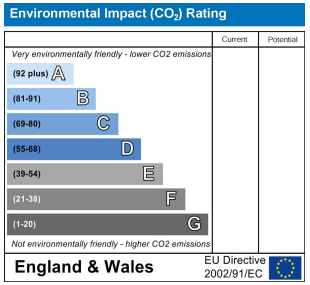
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Ground Floor

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 #114088






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