Park Rôw



## Station View, Hambleton, Selby, YO8 9GL

## Asking Price £300,000

3 2 1

** VIEWS OVER OPEN FIELDS ** GARAGE ** Situated in Hambleton, this detached property briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen Diner. To the First Floor are three bedrooms with en-suite to Bedroom One, and family bathroom. Externally, the property benefits from off-street parking with a Garage and an enclosed rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'















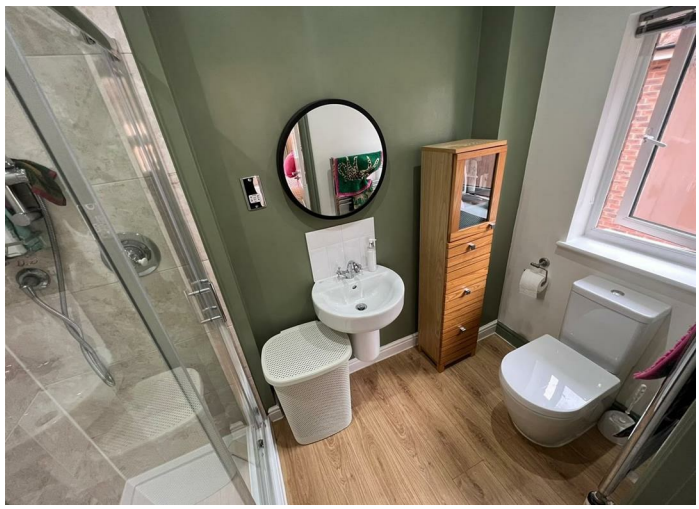
























## PROPERTY OVERVIEW

Set in Hambleton this attractive home offers spacious and versatile accommodation perfectly suited to modern family living. There is a generous kitchen diner, thoughtfully designed to provide both a practical workspace and an excellent area for entertaining and everyday family life. The bright and welcoming layout creates a wonderful social hub, while patio doors draw in an abundance of natural light and provide seamless access to the rear garden. The first floor hosts three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, offering excellent storage solutions, along with a stylish En-suite shower room for added convenience. Bedrooms two and three enjoy delightful open views across neighbouring fields. Completing the accommodation is a contemporary family bathroom, while a useful ground floor w.c adds further practicality for busy households and visiting guests.

Externally, the property enjoys an attractive frontage with off-street parking and garage, while to the rear lies a particularly appealing south-west facing garden. Perfectly positioned to make the most of the afternoon and evening sunshine, the garden provides an ideal setting for outdoor dining, entertaining or simply relaxing after a long day. The inclusion of a robotic lawn mower offers a modern and low-maintenance approach to garden care, allowing owners to enjoy the outdoor space without the upkeep.

For commuters, Hambleton is particularly well placed, offering easy access to the A63, A19 and M62 motorway network, making travel towards Leeds, York, Hull and beyond straightforward. Combining village living with excellent connectivity, this location continues to be a popular choice for families and professionals alike seeking a relaxed lifestyle without sacrificing convenience. Situated within the sought-after village of Hambleton, the property benefits from a superb balance of rural charm and everyday convenience. The village enjoys a welcoming community atmosphere along with a range of local amenities including shops, public houses, a primary school and recreational facilities. The surrounding countryside provides excellent opportunities for scenic walks and outdoor pursuits, while the nearby market town of Selby offers a wider selection of shopping, leisure and dining options.

## GROUND FLOOR ACCOMMODATION

### Hall

### Ground Floor w.c
5'7" x 3'2" (1.71m x 0.98m )

### Lounge
17'2" x 11'5" (5.24m x 3.50m )

### Kitchen Diner
18'4" x 10'6" (5.60m x 3.21m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One
11'10" x 11'3" (3.63m x 3.44m )

### Ensuite
8'3" x 3'10" (2.53m x 1.19m )

### Bedroom Two
11'1" x 10'0" (3.38m x 3.05m)

### Bedroom Three
10'8" x 7'2" (3.27m x 2.19m )

### Bathroom
8'2" x 6'11" (2.51m x 2.13m)

## EXTERIOR

### Garage

### Front
To the front is pebbled entry and driveway leading to the garage.

### Rear
To the rear is a low maintenance garden with lawn and seating area.

## DIRECTIONS

Leave Selby on the A63 Leeds Road. Proceed through the village of Thorpe Willoughby into the village of Hambleton. Turn right onto St Marys Approach, right onto Station Road, left onto Wells Drive and then right onto Station View. The property can clearly be identified by our Park Row Properties 'For Sale' board.

## AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

## AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County Council

Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## MAKING AN OFFER

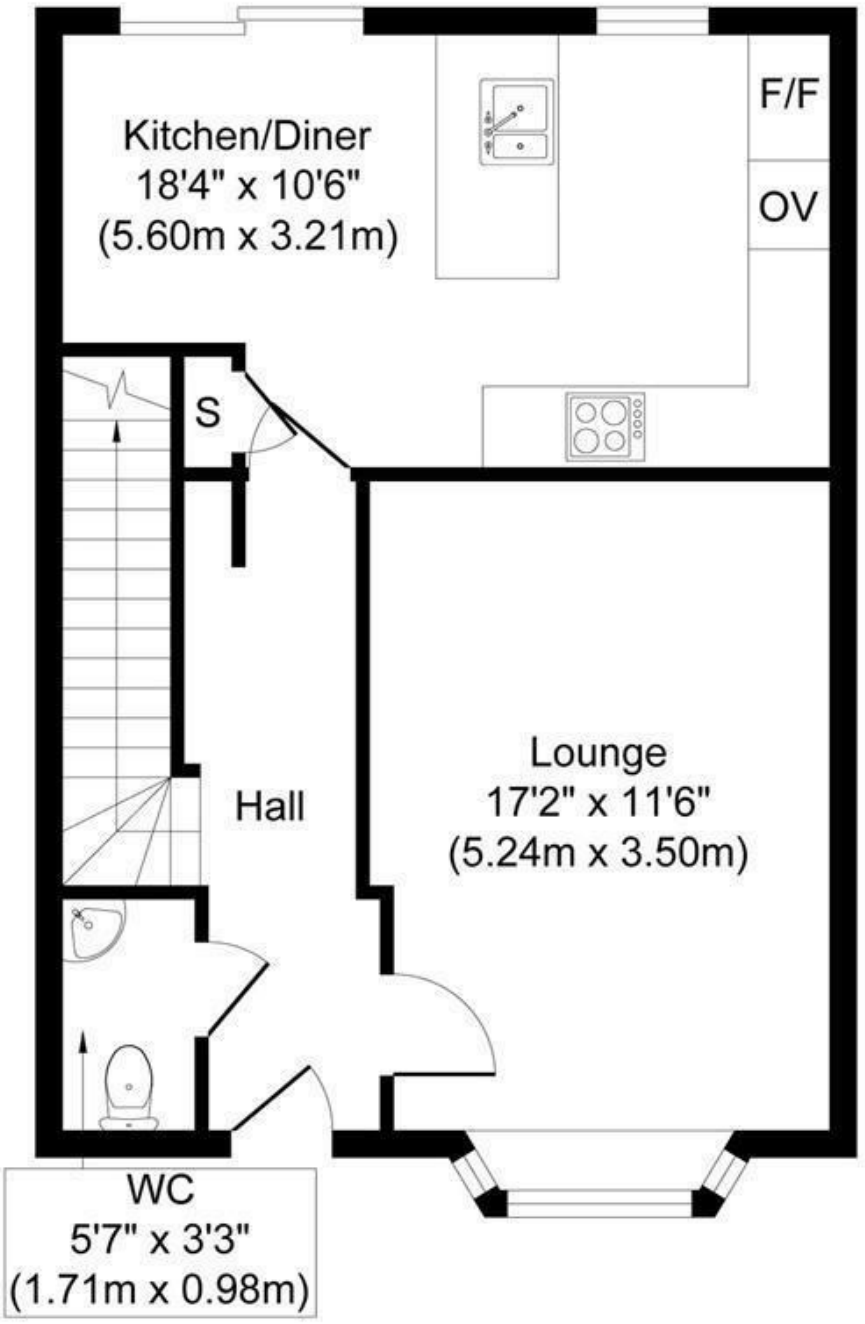
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

## OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133




# Ground Floor
# Approximate Floor Area
# 503 sq. ft
# (46.69 sq. m)

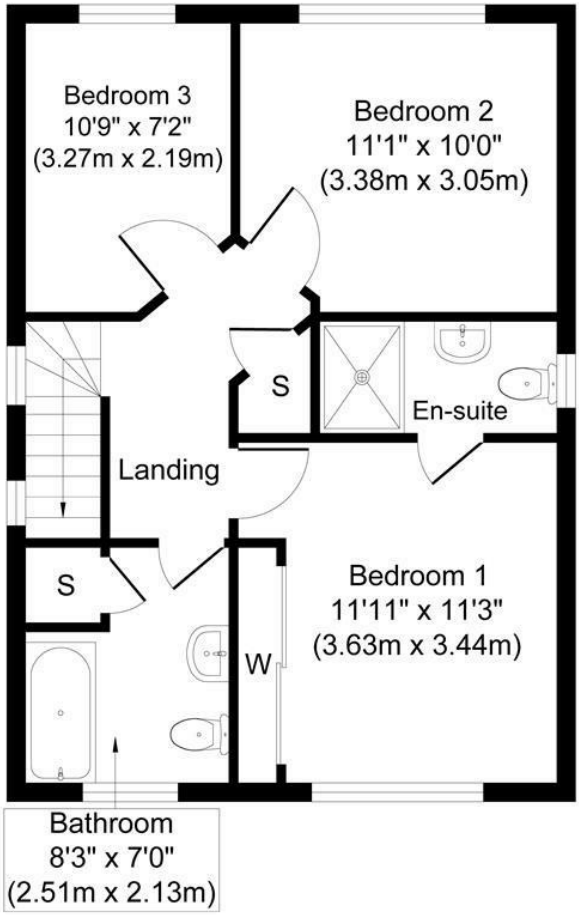
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**First Floor**
**Approximate Floor Area**
**494 sq. ft**
**(45.92 sq. m)**

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