
HUNTERS®
HERE TO GET you THERE
2 Appletree Drive, Hambleton, Selby, Yorkshire, YO8 9QG
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Offers Over £415,000

DESCRIPTION
Hunters (Selby) offer for sale this beautifully presented four bedroom detached home situated within the popular village of Hambleton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, office, downstairs cloakroom/w.c, lounge/dining room and kitchen to the ground floor. To the first floor bedroom one with en-suite, three further double bedrooms and a family bathroom. To the front of the property a blocked driveway leading down the side of the house to a double garage along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with a patio area, separate decking area, mature shrub borders and fencing around the perimeter. Viewing highly recommended to appreciate the accommodation on offer. Call Hunters (Selby), seven days a week to book a viewing.

LOCATION
Hambleton is a popular village which is conveniently located approximately 5 miles from the A1M providing good commuter access to Leeds 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, take the left hand turn on Bar Lane and then turn left onto Appletree Drive 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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Appletree Drive, Hambleton, Selby, YO8

Approximate Area = 1314 sq ft / 122 sq m
Garage = 289 sq ft / 26.8 sq m
Total = 1603 sq ft / 148.8 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 61 SQ M
(657 SQ FT)

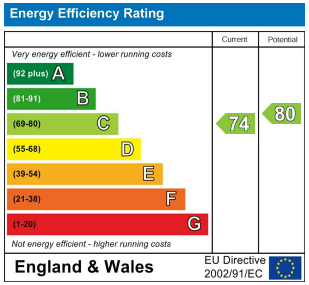
FIRST FLOOR
APPROX FLOOR
AREA 61 SQ M
(657 SQ FT)

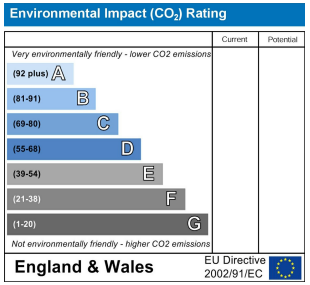
FIRST FLOOR
APPROX FLOOR
AREA 26.8 SQ M
(289 SQ FT)

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1449251

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