Keith Taylor

ESTATE AGENT / RESIDENTIAL LETTINGS & MANAGEMENT
INSURANCE CONSULTANTS

56 Gowthorpe, Selby, North Yorkshire, YO8 4ET
Tel: 01757 709457
Email: sales@keithtaylorproperty.co.uk
www.keithtaylorproperties.co.uk

Established 1978



17 Orchard Drive

Hambleton, YO8 9JP

Offers In The Region Of £264,000

3 | 1 | 1 | D

** STUNNING GARDENS ** DETACHED GARAGE ** Semi detached dormer property with 2 / 3 bedrooms and impeccably presented internally - with 'manicured' gardens back and front, a single detached garage and off street parking. Was £270,000 - NOW £264,000

This is an absolute gem of a dormer-style property and is ready to welcome its new owners - who will not be disappointed with the quality and style of the accommodation on offer, in such a great village location.







Further property information

Tenure: Freehold

Services: Mains drainage, gas, water and electricity

Off street parking for x2 family sized cars

2 Bedrooms on the first floor and 1 bedroom to the ground floor.

Gas Central Heating

Double Glazed UPVC

Council Tax - Band B. North Yorkshire County Council

Close to Selby Golf Club, Hambleton has two pubs: The Red Lion and The Owl, plus a small village shop for those essential 'bits and bobs', along with a bespoke interiors shop. Hambleton Church of England Primary School is in the village and the Arriva bus operates between Selby and Leeds, stopping at many of the villages along the route.

AML - Anti Money Laundering Checks

In line with legislation we use the services of 'Smart Search' to complete the relevant ID verification checks for all Buyers and Vendors, there is a fee associated with this service.

Stamp Duty Land Tax (SDLT)

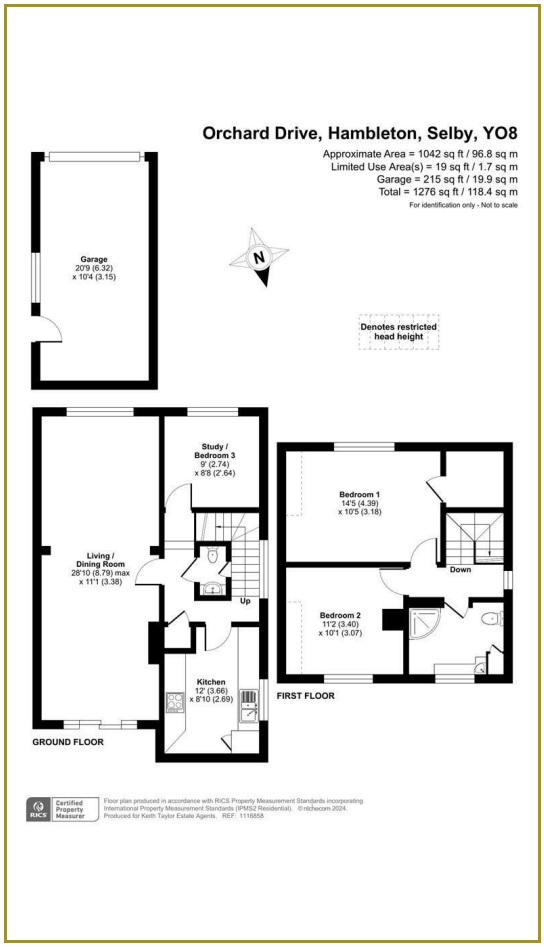
Is a property tax that buyers must pay when purchasing a property in England and Northern Ireland. It is a progressive tax, meaning that different portions of the purchase price are taxed at different rates. The tax applies to both freehold and leasehold properties and is due within 14 days of the property purchase completion. The amount of stamp duty depends on the purchase price and whether the buyer qualifies for exceptions, such as first-time buyer relief.

Use the Government stamp duty calculator LINK to work our how much tax you will pay.

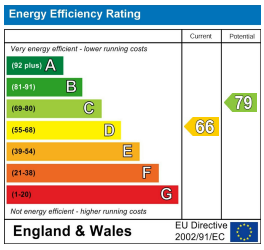
Area Map

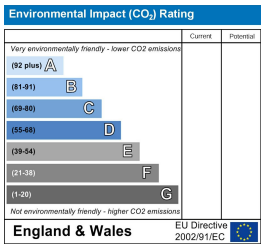


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Keith Taylor

56 Gowthorpe, Selby, North Yorkshire, YO8 4ET
Tel: 01757 709457 Email: sales@keithtaylorproperty.co.uk
www.keithtaylorproperties.co.uk