

# Park Row

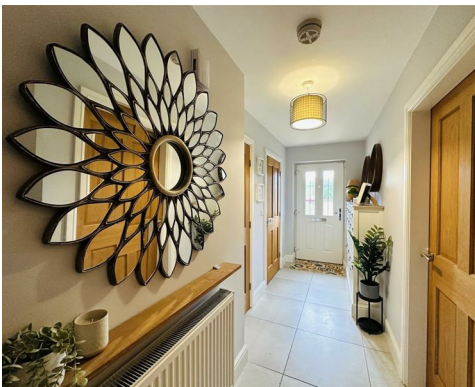


**Cherwell Croft, Hambleton, Selby, YO8 9QQ**

**Offers Over £400,000**

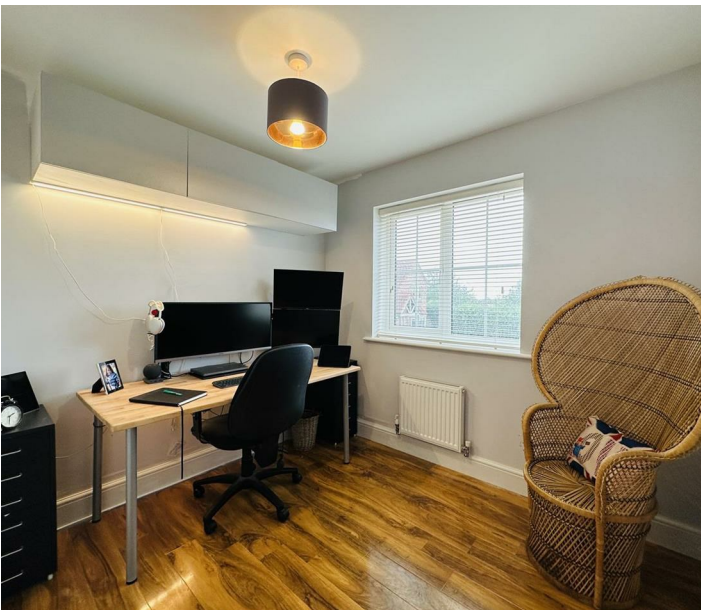
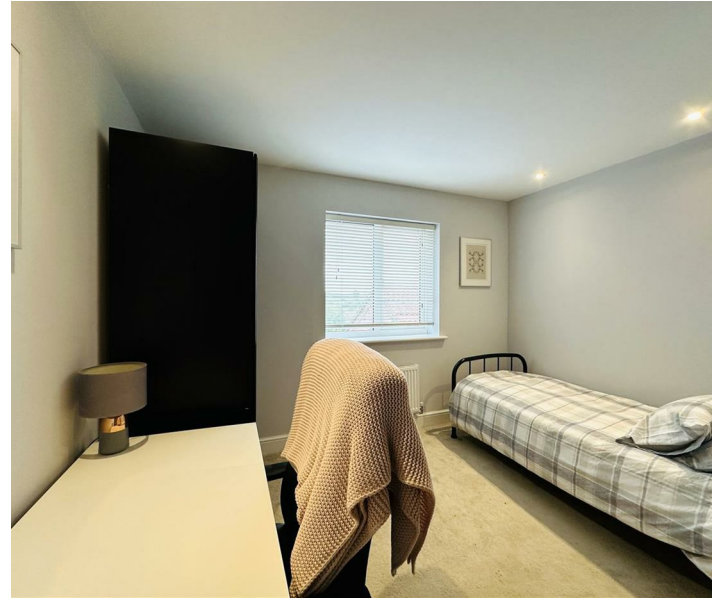


**\*\* DETACHED PROPERTY \*\* FOUR BEDROOMS \*\* ENCLOSED REAR GARDEN \*\* OFF STREET PARKING \*\* GARAGE \*\* This detached property situated in the sought after village of Hambleton briefly comprises: entrance hallway, lounge, kitchen, dining/living area, utility and ground floor w.c. To the first floor there are four bedrooms, en-suite to master bedroom and a family bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE 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 SUMMARY

A beautifully presented four-bedroom detached home, perfectly positioned in a popular village location, offering spacious and modern living throughout. The heart of the home is the stylish kitchen, complete with integrated appliances, with walk-through to the dining living area, which has ample space for family dining living and entertaining. Bi-fold doors lead out to a well-maintained rear garden that enjoys open field views, ideal for relaxing or outdoor dining, along with a downstairs w.c. and utility room to complete the downstairs accommodation. Upstairs the master bedroom benefits from its own en-suite, with three further bedrooms, two at the rear overlooking open views and a modern bathroom completes the first floor. Additional features include a single garage, and driveway parking. This impressive home combines comfort, convenience, and countryside charm, a perfect choice for families or those seeking a peaceful village lifestyle with modern amenities.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

15'3" x 4'7" (4.66m x 1.42m)

### Lounge

14'7" x 12'9" (4.47m x 3.90m)

### Kitchen

12'2" x 11'7" (3.72m x 3.55)

### Dining/Living Area

21'10" x 9'10" (6.67m x 3.00m)

### Utility

8'5" x 6'2" (2.57m x 1.9m)

### W.C.

5'10" x 3'4" (1.78m x 1.03m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

17'11" x 9'10" (5.47m x 3.02m)

### En-Suite

3'7" x 4'5" (1.095m x 1.35m)

### Bedroom Two

12'5" x 11'0" (3.80m x 3.36m)

### Bedroom Three

11'1" x 11'1" (3.40m x 3.40m)

### Bedroom Four

8'8" x 8'1" (2.65m x 2.48m)

## EXTERIOR

## Front

The front of the property is mainly laid to lawn with mature shrubs and a paved pathway leading to the front door, a large block paved driveway with ample parking, leads to a single garage.

## Rear

The rear provides a large patio and a lawned area to the rest of the garden. Fully enclosed with beautiful views.

## DIRECTIONS

Leave Selby via the A63, Leeds Road in a westerly direction. Follow the road over the level crossing and through the village of Thorpe Willoughby. At the roundabout take the 2nd exit and follow the A63 towards Leeds. This road will lead into Hambleton. Take the fourth left turn onto Chapel Street, follow the road and take the fourth left onto Cherwell Croft, drive to the end and turn left, the property is on the left.

## HEATING & 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: E

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.

## 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.

## 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.

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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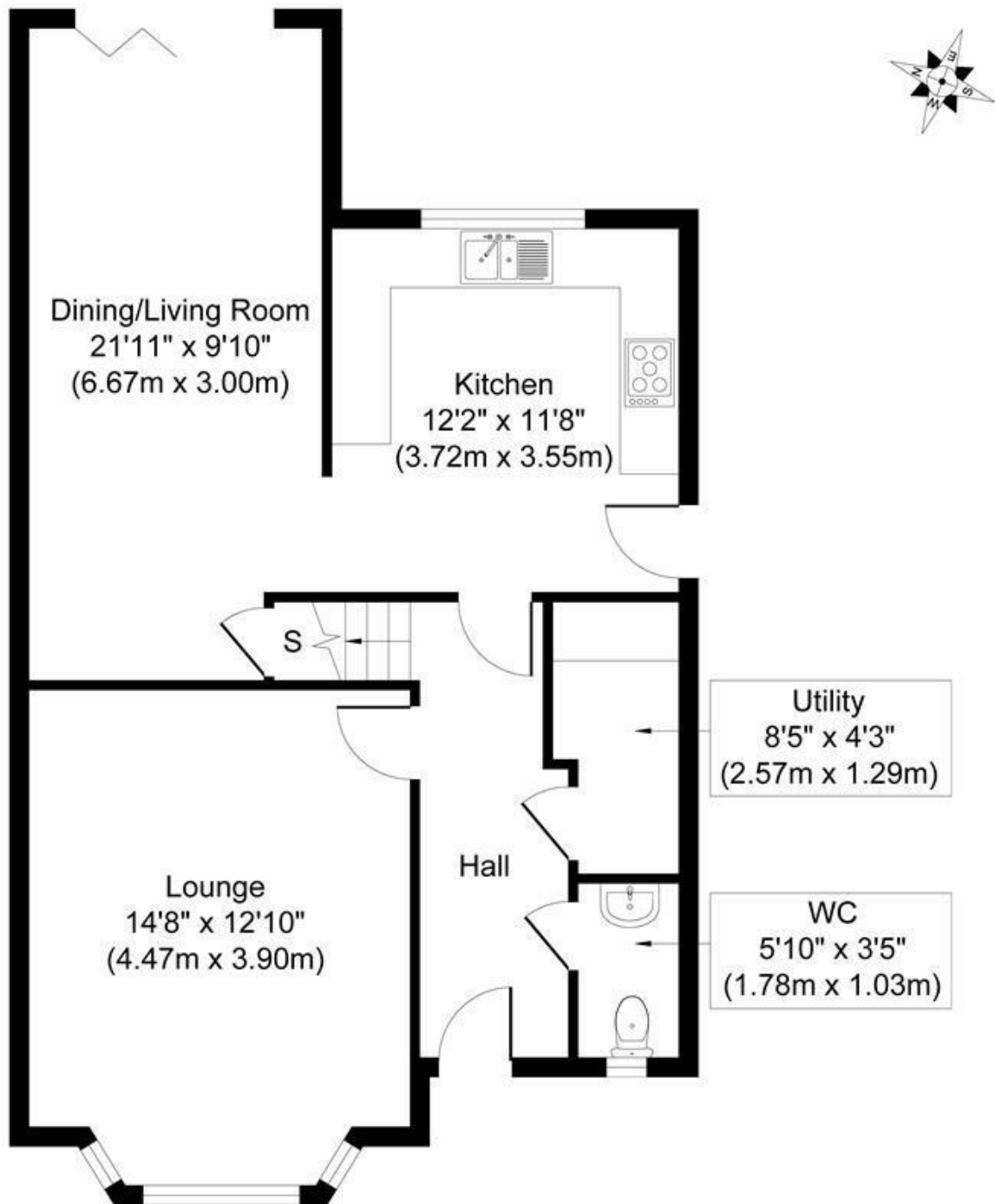
## VIEWINGS

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.

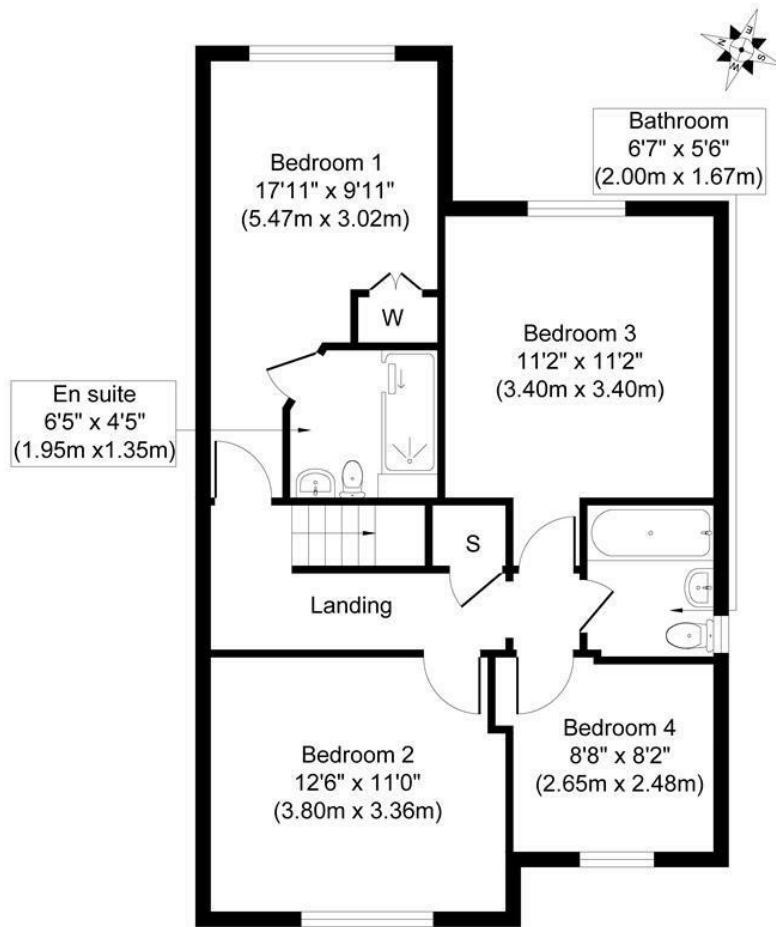
## Bathroom

6'6" x 5'5" (2.00m x 1.67m)



**Ground Floor**  
**Approximate Floor Area**  
**718 sq. ft**  
**(66.70 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**  
**701 sq. ft**  
**(65.09 sq. m)**

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**T** 01757 241124  
**W** www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
selby@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-95 (A)	83	92-95 (A)	
81-91 (B)			
69-80 (C)			
55-68 (D)			
49-54 (E)			
45-48 (F)			
35-44 (G)			
All energy efficient - higher running costs	EU Directive 2002/91/EC	All environmentally friendly - higher CO <sub>2</sub> emissions	EU Directive 2002/91/EC
England & Wales		England & Wales	