

# Park Row



**Chapel Close, Hambleton, YO8 9SA**

**£325,000**



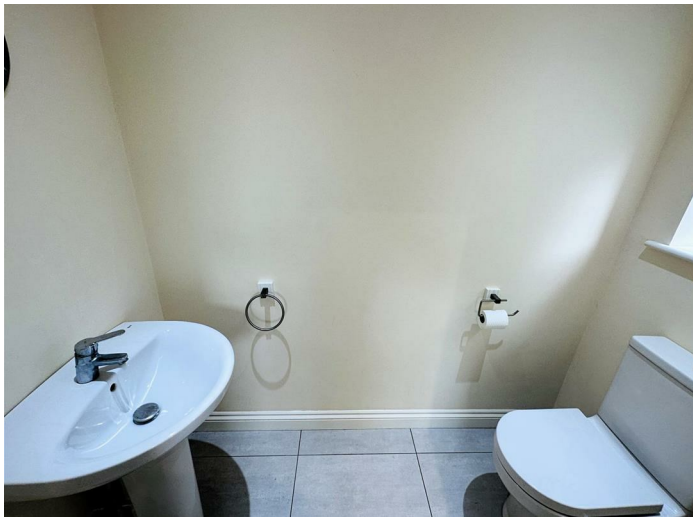
**\*\* POPULAR VILLAGE LOCATION \*\* CLOSE TO COMMUTER LINKS \*\*** Situated in the village of Hambleton, this semi-detached property briefly comprises: Hall, Lounge, Kitchen/Family Room, Utility and Ground Floor w.c.. To the First Floor, four bedrooms with an En-Suite to one and a further Family Bathroom. Externally, the property benefits from a garage, off-street parking and enclosed South-facing rear garden. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**



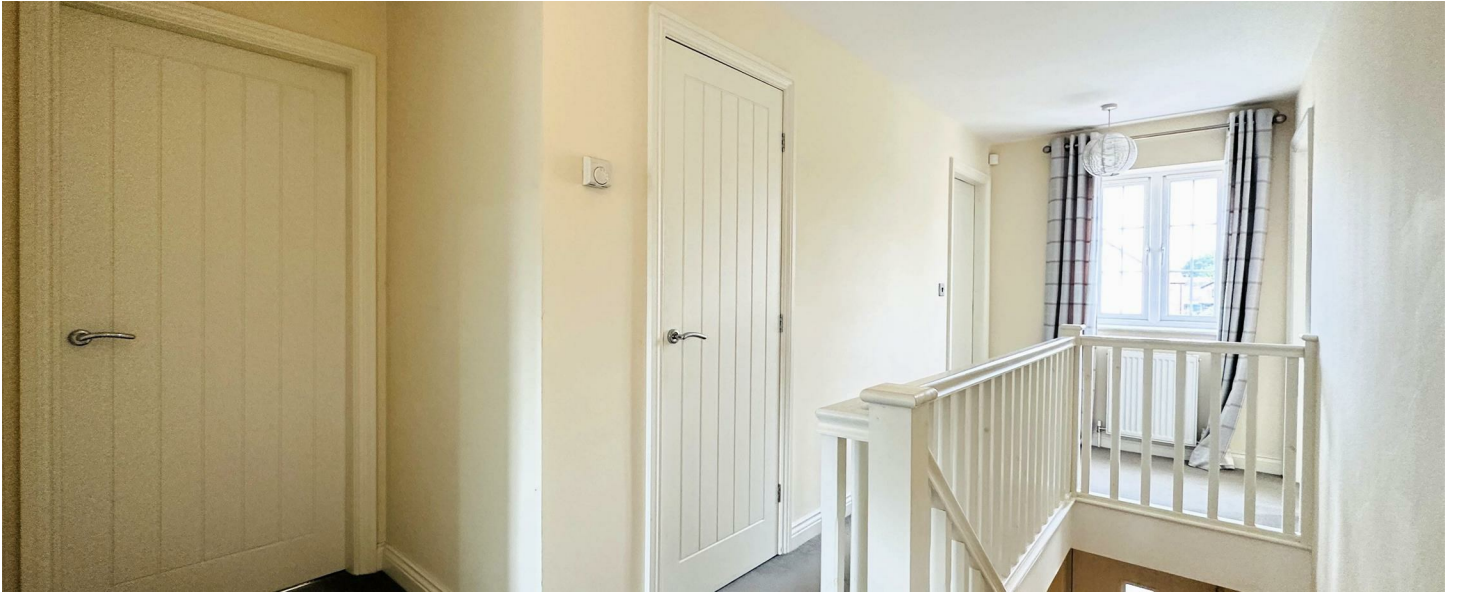




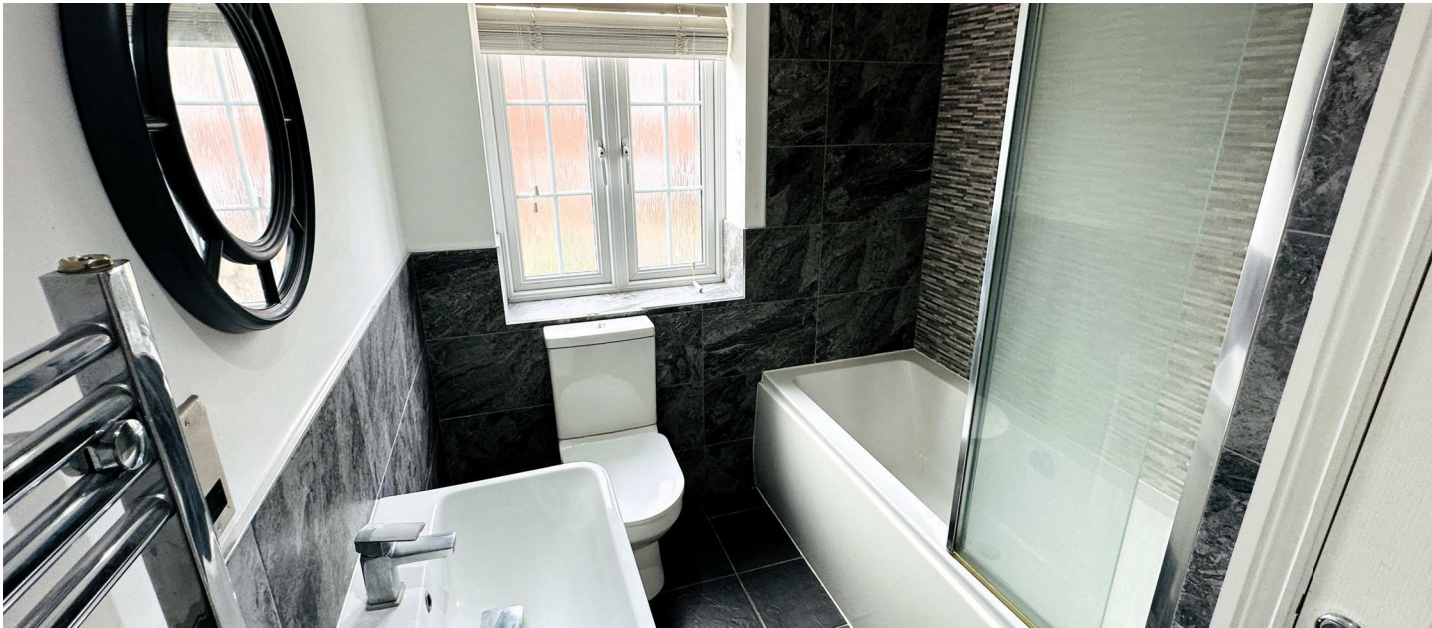


















## PROPERTY OVERVIEW

Nestled in the charming and sought-after village of Hambleton, this beautifully appointed four-bedroom semi-detached home offers a perfect blend of modern family living and village lifestyle. From the moment you step inside, the spacious entrance hall sets the tone for the rest of the property, leading into a bright and comfortable lounge — an ideal space to relax and unwind. To the rear, the heart of the home lies in the contemporary open-plan kitchen and family room. Thoughtfully designed with both everyday living and entertaining in mind, this generous space enjoys plenty of natural light and opens out to the rear garden. A separate utility room provides practical storage and laundry space, while a convenient ground floor W.C. adds further functionality. Upstairs, you'll find four well-proportioned bedrooms, each with a bright and airy feel. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom. Outside, the property continues to impress with a private enclosed south-facing rear garden — perfect for summer evenings, family play, or al fresco dining. To the front, a garage and driveway provide ample off-street parking. With its generous living space, attractive setting, and excellent transport links nearby, this property presents a superb opportunity for both families and professionals.

## GROUND FLOOR ACCOMMODATION

### Hall

14'8" x 6'4" (4.48m x 1.95m)

### Lounge

13'9" x 9'10" (4.20m x 3.00m)

### Kitchen/Family Room

19'5" x 11'7" (5.92m x 3.55m)

### Utility

7'11" x 6'7" (2.43m x 2.02m)

### Ground Floor w.c.

6'7" x 3'6" (2.01m x 1.08m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

12'4" x 9'5" (3.78m x 2.88m)

### En-Suite

9'1" x 3'10" (2.77m x 1.17m)

### Bedroom Two

13'1" x 10'5" (3.99m x 3.18m)

### Bedroom Three

12'4" x 8'0" (3.78m x 2.45m)

### Bedroom Four

11'6" x 6'7" (3.53m x 2.03m)

### Bathroom

8'0" x 6'6" (2.44m x 1.99m)

## EXTERIOR

### Front

Brick blocked driveway with laid to lawn front garden.

### Rear

South-facing enclosed rear garden, predominantly laid-to-lawn with flagged patio area. Timber pedestrian access gate.

## DIRECTIONS

Leave Selby on the A63 Leeds Road. Proceed through the village of Thorpe Willoughby into the village of Hambleton and take the fifth turning on the left onto Chapel Street and then left again on Chapel Close. The property can be clearly be identified by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire 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.

## 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.

## 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:

GOOLE - 01405 761199

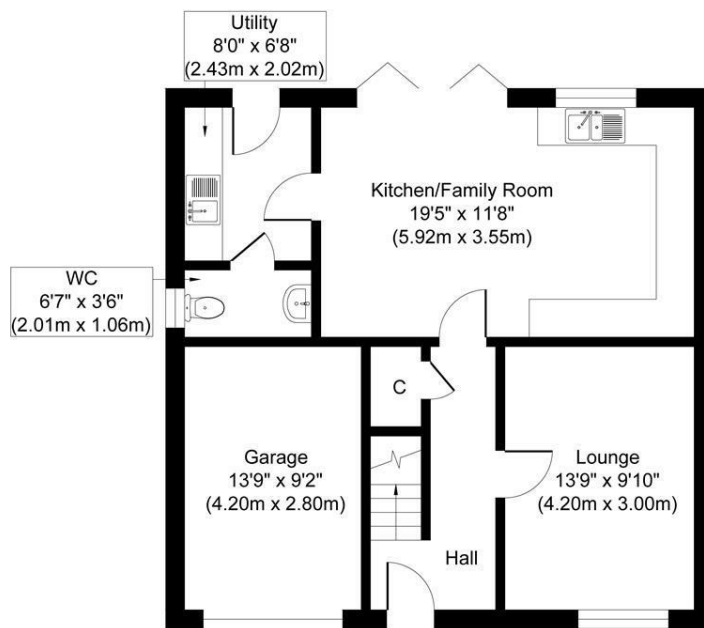
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



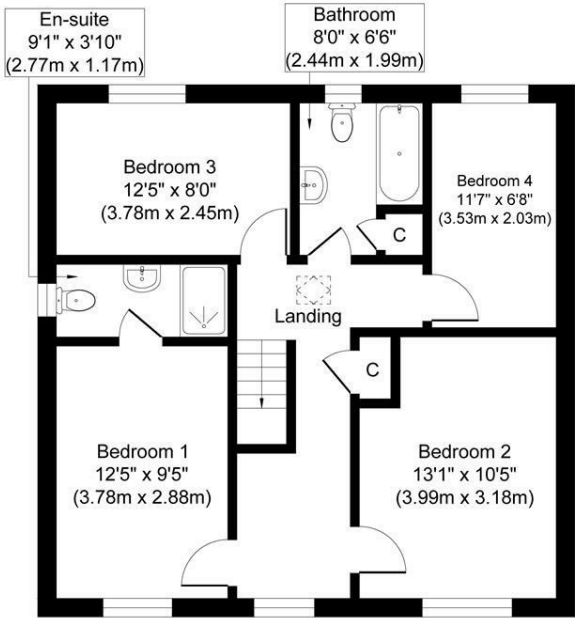


**Ground Floor**  
**Approximate Floor Area**  
**685 sq. ft**  
**(63.60 sq. m)**

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**  
**685 sq. ft**  
**(63.60 sq. m)**

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