Park Rôw



Main Road, Hambleton, Selby, YO8 9JL

Offers Over £300,000

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** NO ONWARD CHAIN ** GARAGE ** Situated in Hambleton, this property briefly comprises: Hall, Kitchen Dining Room, Lounge, Conservatory, three bedrooms with an En-Suite to the main bedroom and a Bathroom. Externally the front benefits from off street parking and Garage whilst the rear is laid to lawn with paved seating area. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



































PROPERTY OVERVIEW

Situated in the popular village of Hambleton, this detached bungalow offers spacious and versatile accommodation, making it an ideal choice for a range of buyers. The property benefits from a kitchen dining room, providing a practical and sociable space for everyday family life, whether enjoying meals together or entertaining guests. Bedroom one further benefits from its own en-suite shower room, offering convenience and a little extra privacy. The conservatory provides a lovely additional reception space, creating a natural link between the home and garden and allowing you to enjoy views of the outside space throughout the year.

Externally, the rear garden is predominantly laid to lawn, providing plenty of space to relax, enjoy the outdoors or for those with green fingers. A paved seating area offers the perfect spot for outdoor dining and entertaining during the warmer months. Further benefits include off-street parking and a garage, offering valuable parking, storage and practicality.

Hambleton is a sought-after village offering a pleasant community atmosphere, with local amenities and everyday conveniences close at hand. The village is ideally positioned for access to the near by town Selby and York, where a wider range of shops, cafés, restaurants and leisure facilities can be found.

ACCOMMODATION

Hall
6'8" x 6'3" (2.05m x 1.91m)

Kitchen Diner Room
12'11" x 11'5" (3.94m x 3.48m)

Lounge
13'2" x 11'7" (4.03m x 3.55m)

Conservatory
17'10" x 7'7" (5.45m x 2.32m)

Bedroom One
13'9" x 11'4" (4.21m x 3.47m)

En-Suite
6'9" x 3'9" (2.07m x 1.16m)

Bedroom Two
9'7" x 9'7" (2.94m x 2.93m)

Bedroom Three
9'11" x 9'6" (3.04m x 2.91m)

Bathroom
9'4" x 5'8" (2.85m x 1.74m)

EXTERIOR

Front
Driveway providing ample off street parking with a Garage and mature shrubs.

Rear
Mostly laid to lawn with paved walkway leading to a paved seating area.

DIRECTIONS

Leave Selby on the A1238 (Leeds Road) heading in the direction of Leeds. Continue through the village of Thorpe Willoughby and at the roundabout bear right onto the A63 again heading towards Leeds. As you enter the village of Hambleton this becomes Main Road and the property can easily 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: C

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

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. 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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