

# Park Row



**Kingston Drive, Hambleton, Selby, YO8 9JS**

**Offers Over £240,000**



**\*\* AMPLE OFF STREET PARKING \*\* VIEWS OVER OPEN FIELDS \*\*** Situated in the village of Hambleton, this semi-detached dormer bungalow briefly comprises: Hall, Bathroom, Lounge, Kitchen and Dining Room, whilst the First Floor offers three bedrooms. Externally, the property benefits from spacious gardens, driveway and garage. **VIEWING IS ESSENTIAL 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 SUMMARY

Located in the sought-after village of Hambleton, this well presented semi-detached dormer bungalow offers spacious and flexible living with the added benefit of picturesque views over open fields to the rear. The ground floor features a welcoming entrance hall leading to a bright and comfortable lounge, perfect for relaxing evenings. There is a separate dining room ideal for family meals or entertaining, a well-appointed kitchen, and a light-filled conservatory that provides a peaceful spot to enjoy the garden and surrounding countryside. A modern bathroom completes the ground floor accommodation. Upstairs, the property offers three generously sized bedrooms, with the rear-facing rooms enjoying far-reaching views across open farmland. Externally, the home is set with off-street parking, a detached garage, and a fully enclosed rear garden. This lovely home combines village living with beautiful countryside, making it an ideal choice for families, downsizers, or anyone seeking a quieter pace of life within easy reach of local amenities.

## GROUND FLOOR ACCOMADATION

### Hallway

### Lounge

15'8" x 10'4" (4.80m x 3.16m)

### Dining Area

8'4" x 8'4" (2.55m x 2.55m )

### Kitchen

14'9" x 8'6" (4.52m x 2.60m)

### Conservatory

6'11" x 5'9" (2.11m x 1.77m)

### Bathroom

5'10" x 5'6" (1.80m x 1.70m)

## FIRST FLOOR ACCOMODATION

### Bedroom One

13'8" x 9'7" (4.18m x 2.94m)

### Bedroom Two

12'7" x 8'0" (3.86m x 2.46)

### Bedroom Three

9'5" x 5'4" (2.88m x 1.64m)

## EXTERIOR

### Front

Off-Street parking with a garage.

### Rear

Enclosed rear garden with flagged patio area.

## 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 right onto Common Lane and then Left onto Orchard Drive and follow the road to the end where you will come to the property facing you on Kingston Drive, the property will clearly be identified by our Park Row Properties ' For Sale ' board.

## 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 Council

Tax Banding: B

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: Oil

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.

## 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.

## 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.

## 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

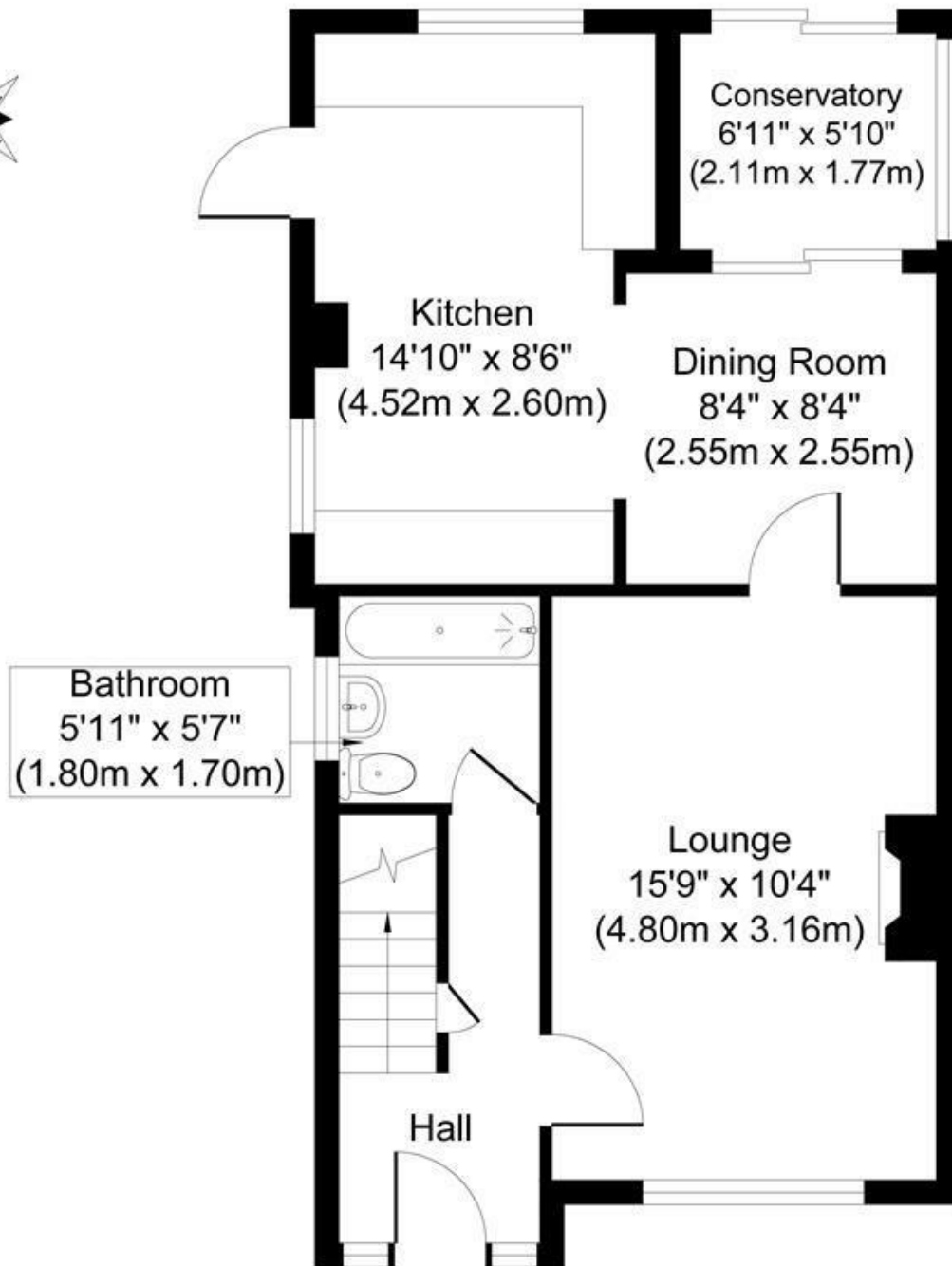
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





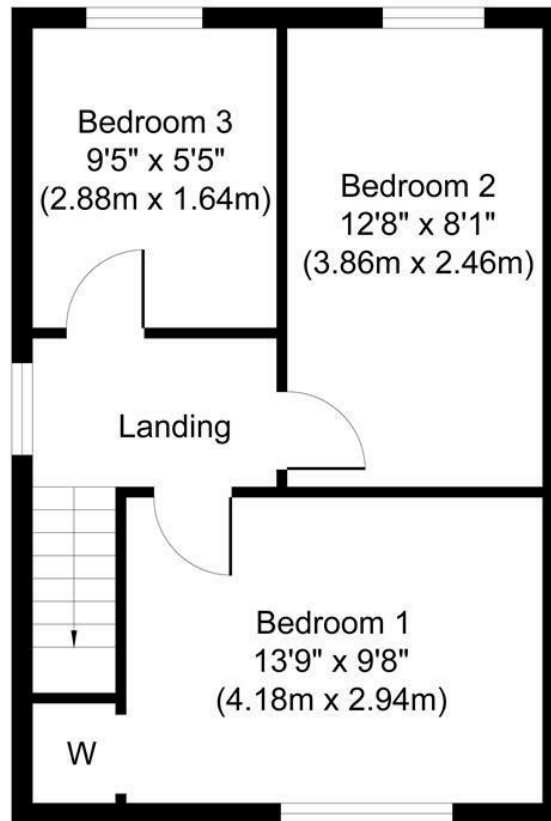


**Ground Floor**  
**Approximate Floor Area**  
**521 sq. ft**  
**(48.40 sq. m)**

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**  
**398 sq. ft**  
**(37.00 sq. m)**

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**T** 01757 241124  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

