



**HUNTERS®**  
HERE TO GET *you* THERE

14 Cornflower Close, Hambleton, Selby, YO8 9UE

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£1,250 Per Month

**DESCRIPTION**

Hunters (Selby) offer to let this well presented four bedroom detached home situated within the popular village of Hambleton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, office/bedroom, downstairs cloakroom/w.c, lounge and kitchen to the ground floor. To the first floor bedroom one has en-suite, two further bedrooms and a family bathroom. To the front of the property there is a driveway leading to an integral garage along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with a patio area and fencing around the perimeter. Viewing highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

**LOCATION**

Hambleton is a popular village which is conveniently located approximately 5 miles from the A1M providing good commuter access to Leeds and other surrounding major cities and towns. Village amenities include a village shop, a church, The Owl Hotel and a public house. Primary education is provided by the local C of E school, rated highly by Ofsted. Also, located on a good bus route with direct connections to Selby/York/Leeds.

**DIRECTIONS**

Leave Selby via the A63, Leeds Road in a westerly direction. Follow the road over the level crossing through the village of Thorpe Willoughby. At the roundabout take the second exit and follow the signpost A63 to Leeds. This road will lead into Hambleton and take the right hand turn onto Foxglove Way then turn right onto Cornflower Close where the property can be identified by our Hunters to let board.

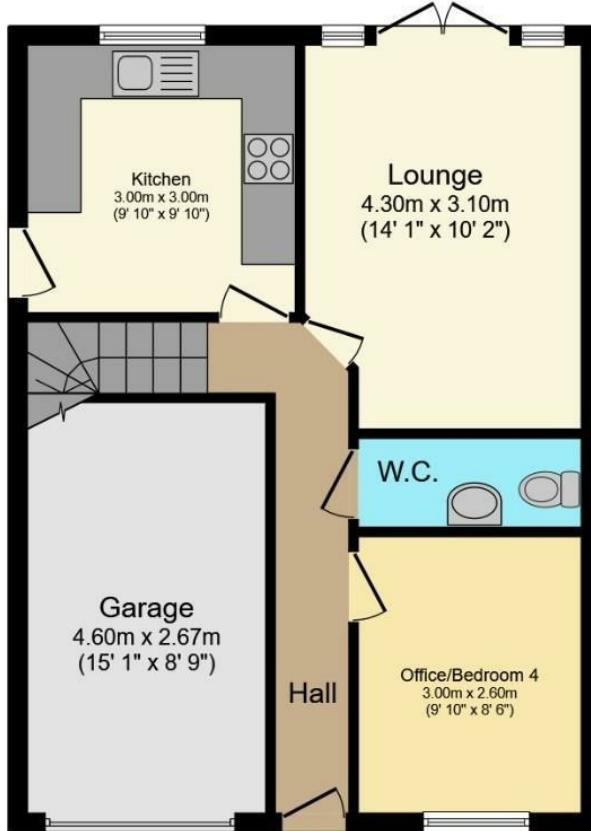
**Material Information - Selby**

Tenure Type; Freehold

Council Tax Banding; D

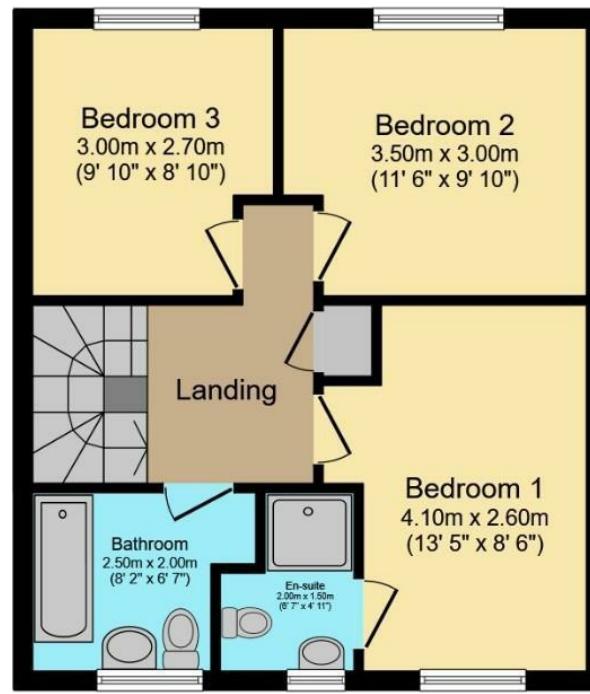
EPC rating; B

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**Ground Floor**

Floor area 53.3 sq.m. (574 sq.ft.)



**First Floor**

Floor area 44.6 sq.m. (481 sq.ft.)

**Total floor area: 98.0 sq.m. (1,054 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	94
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Very environmentally friendly - lower CO <sub>2</sub> emissions	EU Directive 2002/91/EC
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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