



HUNTERS®
HERE TO GET *you* THERE

1 Camilla Close, Carlton, DN14 9GA

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Asking Price £375,000

Situated in cul de sac position within the popular village of Carlton, Hunters (Selby) are delighted to be able to offer for sale this well presented four bedroom detached home offering versatile and spacious living accommodation. The property benefits from a gas central heating system, double glazing and briefly comprises of an entrance hall, living room, study, cloakroom/w.c., kitchen/dining room and utility room to the ground floor. To the first floor bedroom one with en-suite, three further bedrooms and a bathroom. To the front of a property a blocked driveway leads to a double garage along with a garden laid to lawn. to the rear of the property there is a patio area with a further garden laid to lawn with fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Carlton village offers local amenities including two local village stores, a post office, a local doctors surgery, pub and a fish and chip shop. The adjacent village of Snaith offers a wide range of shops including a mini supermarket, chemist, butcher, cafes, pubs. several hairdressers, florists and takeaway outlets.

DIRECTIONS

From Selby take the A1041 proceed through the village of Camblesforth and on entering the village of Carlton turn right onto Vincent Street. Take a left turn onto Camilla Close and the property can be identified by a Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; B

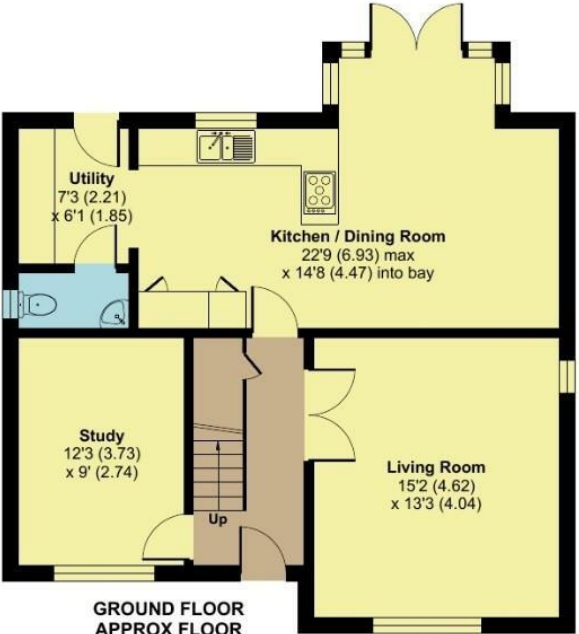
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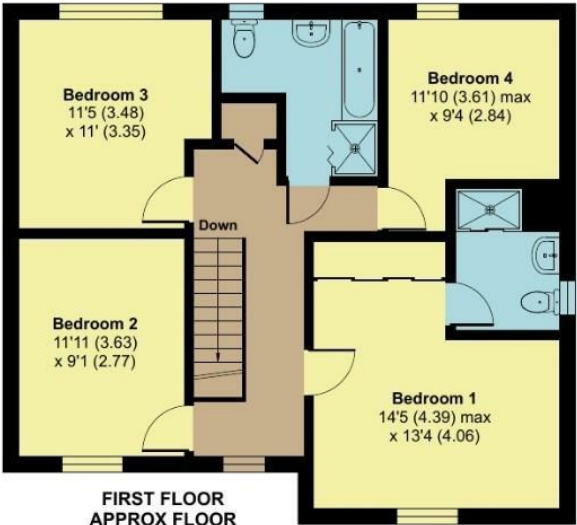
Camilla Close, Carlton, Goole, DN14

Approximate Area = 1497 sq ft / 139 sq m
Garage = 348 sq ft / 32.3 sq m
Total = 1845 sq ft / 171.3 sq m

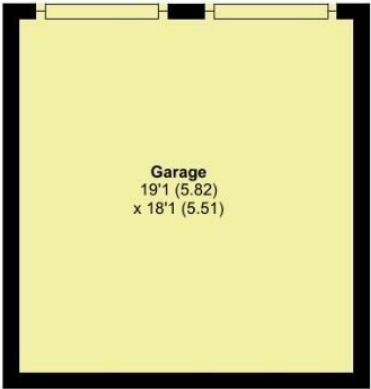
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 71 SQ M
(765 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 68 SQ M
(732 SQ FT)



GARAGE
AREA 32.3 SQ M
(348 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlc|hcm 2024.
Produced for Hunters Property Group. REF: 1073711

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



