



HUNTERS[®]
HERE TO GET *you* THERE

11 Appletree Drive, Hambleton, Selby, YO8 9QG

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Offers In The Region Of £325,000

DESCRIPTION

Hunters (Selby) offer for sale this beautifully well presented three bedroom detached bungalow 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, lounge/dining room, kitchen, family bathroom and three double bedrooms. To the front of the property a driveway leads down the side of the bungalow to a single 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, mature shrub borders 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

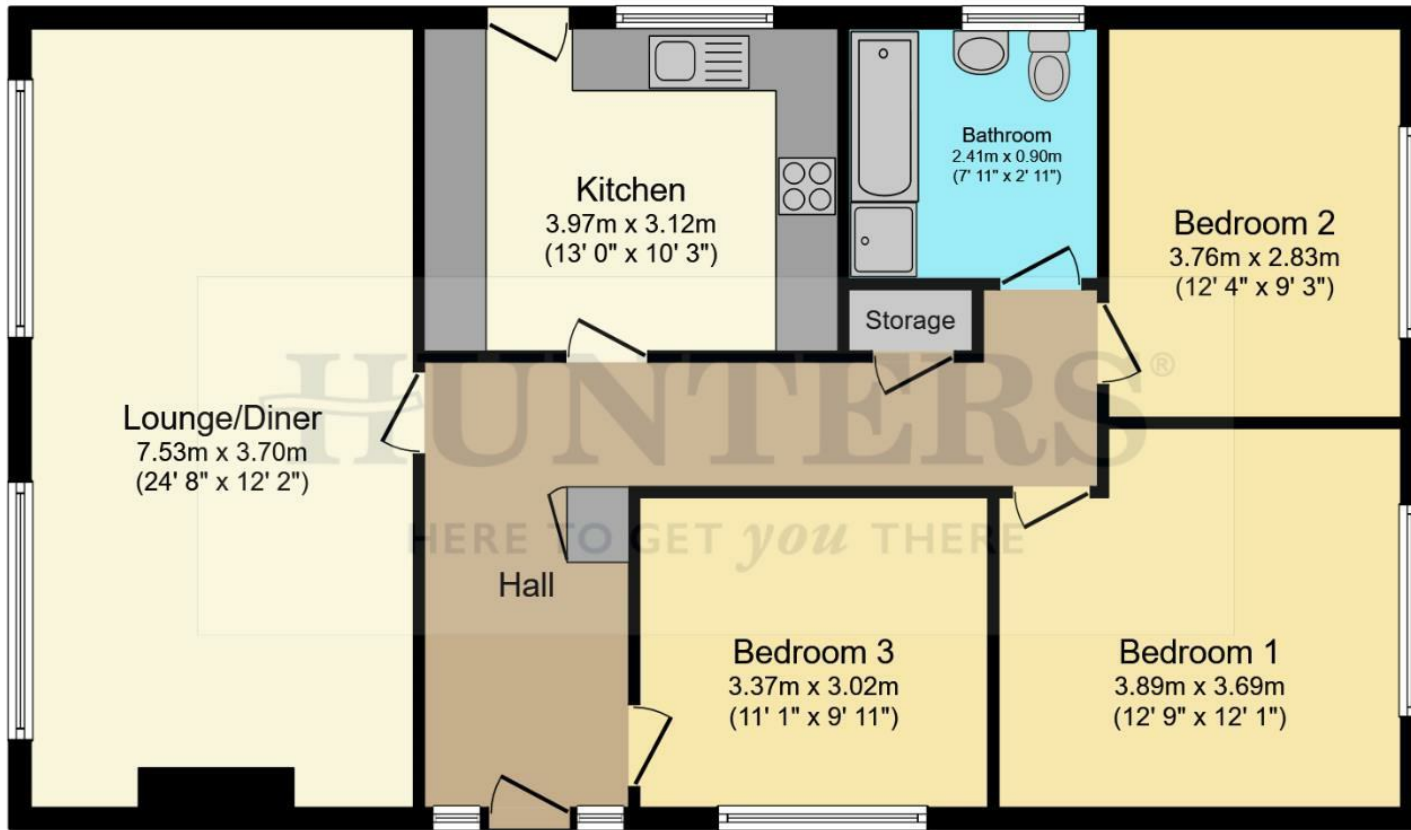
Leave Selby via the A63, Leeds Road in a westerly direction. Follow the road over the level crossing through the village of Thorpe Willoughby. At the roundabout take the second exit and follow the signpost A63 to Leeds. This road will lead into Hambleton, take the left hand turn on Bar Lane and then turn left onto Appletree Drive where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : D

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

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Ground Floor
Floor area 95 sq.m. (1,026 sq.ft.)

Total floor area: 95 sq.m. (1,026 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



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			
		64	79
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	





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