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1 Beech Tree Lane, Camblesforth, Selby, YO8 8HT

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# 1 Beech Tree Lane, Camblesforth, Selby, YO8 8HT

Guide Price £340,000

## DESCRIPTION

Nestled in the charming village of Camblesforth in Selby, this delightful detached bungalow on Beech Tree Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious living room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow boasts two modern bathrooms, ensuring ample facilities for all residents. The well-designed layout maximises space and light, creating a warm and inviting environment throughout.

One of the standout features of this property is the generous parking area, which accommodates several vehicles, making it a practical choice for families or those with multiple cars. The village location adds to the appeal, providing a sense of community while still being within easy reach of local amenities and transport links.

This bungalow is a wonderful opportunity for anyone looking to enjoy the tranquillity of village life without sacrificing modern comforts. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this charming bungalow your new home. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week.

## LOCATION

Camblesforth is a popular village which lies to the South of Selby. With easy access to the A1041, M62, A1/M1 links The village is served with a primary school, church, public house, takeaway and general store.

## DIRECTIONS

At the Selby bypass take the A1041 to Camblesforth. Take the left turn onto Brigg Lane then turn left onto Beech Tree lane where the property can be identified on the left hand side.

## Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : D

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