



HUNTERS[®]
HERE TO GET *you* THERE

Oakdene, Mill Lane, Camblesforth, Selby, YO8 8HW

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Asking Price £440,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this extended well presented five bedroom detached bungalow offering flexible accommodation situated within the popular village of Camblesforth. The property benefits from solar panels, a gas central heating system, UPVC double glazing and briefly comprises kitchen with fitted breakfast bar, dining room, utility room/garden room, lounge, study that could also be used as a bedroom, two bedrooms, family bathroom and shower room to the ground floor. To the first floor are two further bedrooms and a toilet/wash hand basin. To the front of the property a gated entrance leads to the detached garage with further off road parking and a garden laid to lawn. The surrounding south facing private gardens are primarily laid to lawn with mature hedge and evergreen to the perimeter providing a good deal of privacy. A sunny paved seating patio and BBQ area also to the rear. Viewing comes highly recommended to appreciate this accommodation on offer. Contact Hunters Selby seven days a week to book a viewing.

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, hair salon and general store.

DIRECTION

At the Selby bypass take the A1041 to Camblesforth. Proceed around the sharp right hand bend and take the left turn onto Mill Lane where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

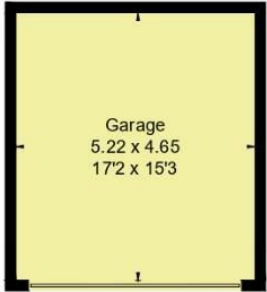
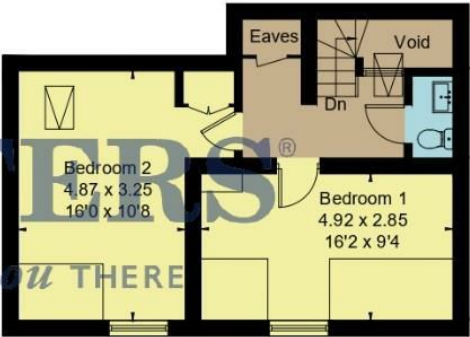
Council Tax Banding; C

EPC Rating : D

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Approximate Floor Area = 165.4 sq m / 1780 sq ft
Garage = 24.2 sq m / 260 sq ft
Total = 188.0 sq m / 2023 sq ft
(Including Eaves / Excluding Void)



(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112307

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(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	70	82
(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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