



HUNTERS[®]
HERE TO GET *you* THERE

8 Station View, Hambleton, Selby, YO8 9GL

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Asking Price £126,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented two bedroom end terrace home situated within the popular village of Hambleton. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises of an entrance hall, modern fitted kitchen and lounge to the ground floor. To the first floor there is two bedrooms and a family bathroom. To the front of the property there is an allocated parking space and EV charger. To the rear of the property there is a low maintenance garden with patio area and 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

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 2nd exit and follow the signpost A63 to Leeds. This road will lead into Hambleton, take the second right hand turn onto St. Mary's Approach then take the second right turn onto Station Road then turn Left onto Wells drive, then right onto Station view where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Leasehold

Council Tax Banding;

EPC Rating : C

Charges payable: The current monthly charges payable to Home Group from 1st April 2026 are £121.24 and are broken down as follows:

- Rent- £82.95
- Management charge – £12.50
- Insurance charge- £22.41
- Service charge - £3.38

The above charges are reviewed annually on 1st April.

- Capped equity scheme up to 80%
- Sale price is for 60% and additional shares can be purchased up to a maximum of 80%
- Freehold can be purchased once 80% owned

AGENT NOTE

LOCAL CONNECTION:

- 1) Applicants must be currently living within the parish or adjoining parish and have done so for the past 2 years or;
- 2) Currently employed or working in the parish or adjoining parish or;
- 3) Has immediate family who currently reside in the parish and have done so for a minimum of 5 years.

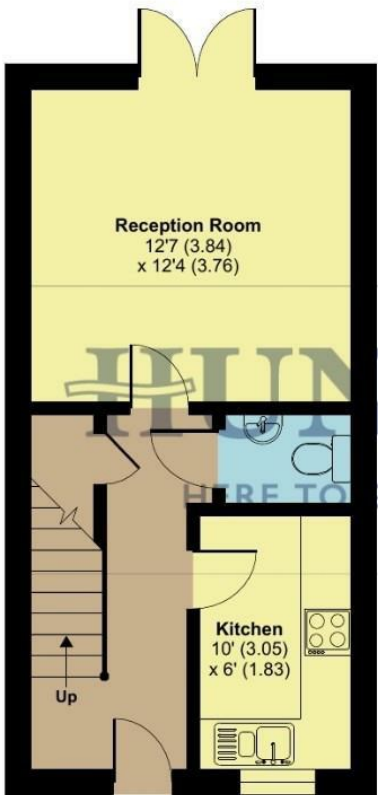
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Hambleton, Selby, YO8

Approximate Area = 678 sq ft / 63 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 31.5 SQ M
(339 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 31.5 SQ M
(339 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2026. Produced for Hunters Property Group. REF: 1410369.



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		
	77	82
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	

