



## Gateforth Lane, Hambleton

Selby, YO8 9HP

Offers Over £600,000



**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Gateforth Lane, Hambleton

## DESCRIPTION

Properties like this are few and far between!!!! Enjoying a prominent position Hunters (Selby) are delighted to offer for sale this beautifully appointed extended four/five bedroom detached home situated within the popular village of Hambleton. The property has a perfect mix of character and modern features benefiting from a gas central heating system and double glazed windows. The accommodation briefly comprises an entrance hall, sitting room, dining room, study, snug, kitchen/diner/family room (31'1" x 16'6"), utility, downstairs cloakroom/shower room, bedroom five/playroom. To the first floor bedroom one with en-suite, three further bedrooms and a bathroom. To the front a gated entrance leads to a gravel driveway and a generous size garden laid predominately to lawn. To the rear is an attractive patio area ideal for summer dining and a gravel area leading to the garages. Viewing comes highly recommended.

## LOCATION

Hambleton is a popular village which is conveniently located approximately five 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 and two pubs. Primary education is provided by the local C of E school, rated highly by Ofsted.

## DIRECTIONS

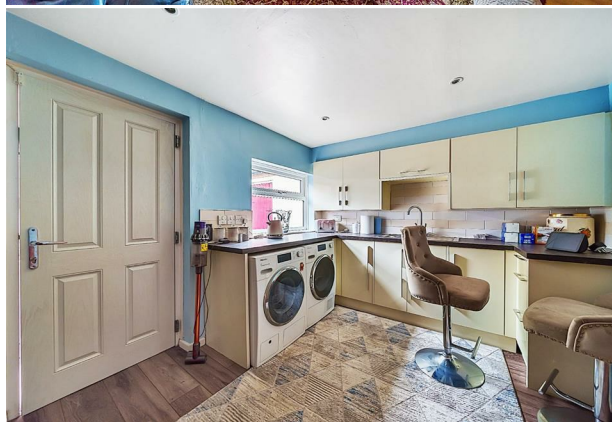
Leave Selby via the A63, Leeds Road in a westerly direction. Follow the road over the level crossing through the village of Thorpe Willoughby. At the roundabout take the second exit and follow the signpost A63 to Leeds. This road will lead into Hambleton, take the left hand turn onto Gateforth Lane and the property is located on the left hand side.

## Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; F

EPC rating : D





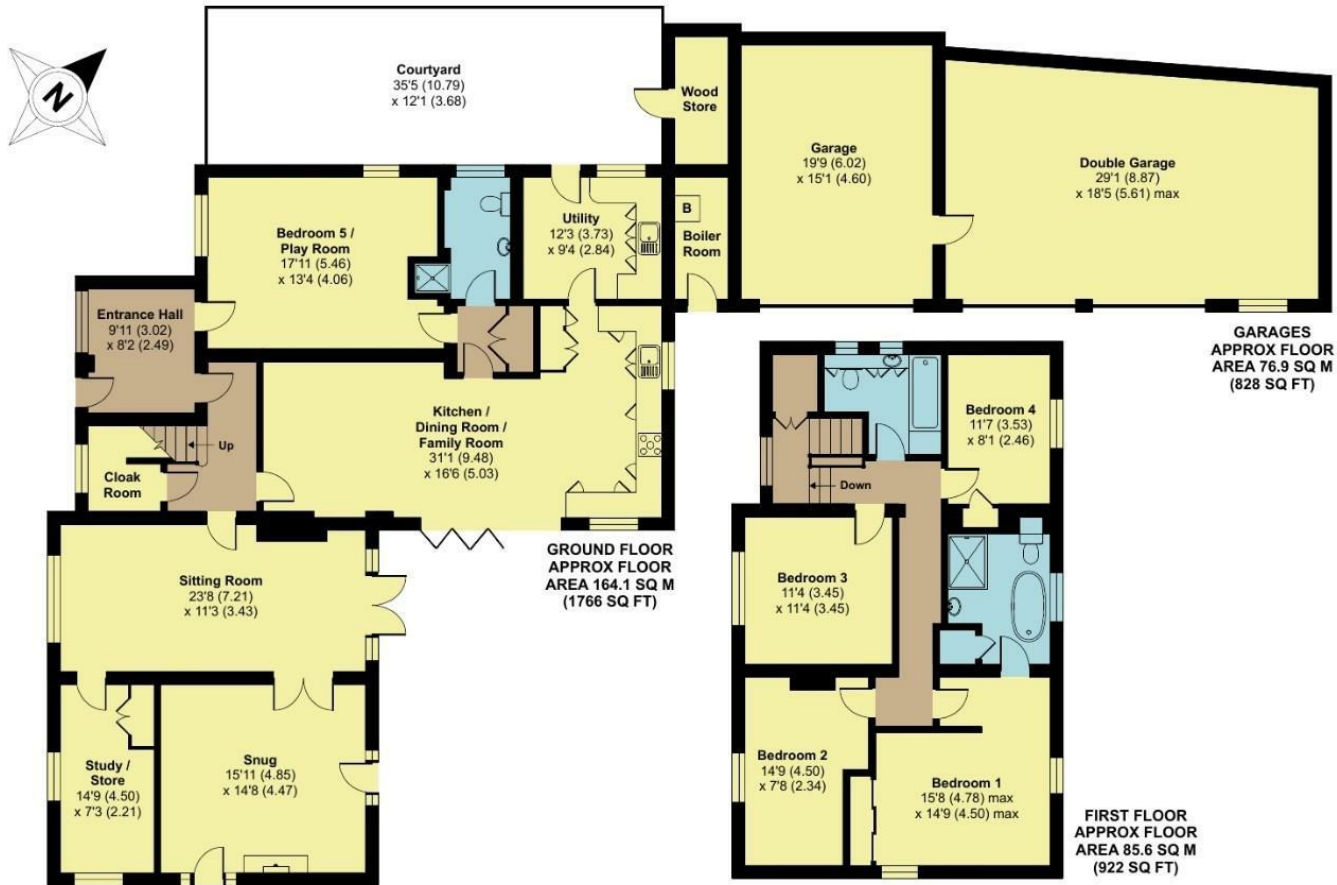




# Gateforth Lane, Hambleton, Selby, YO8

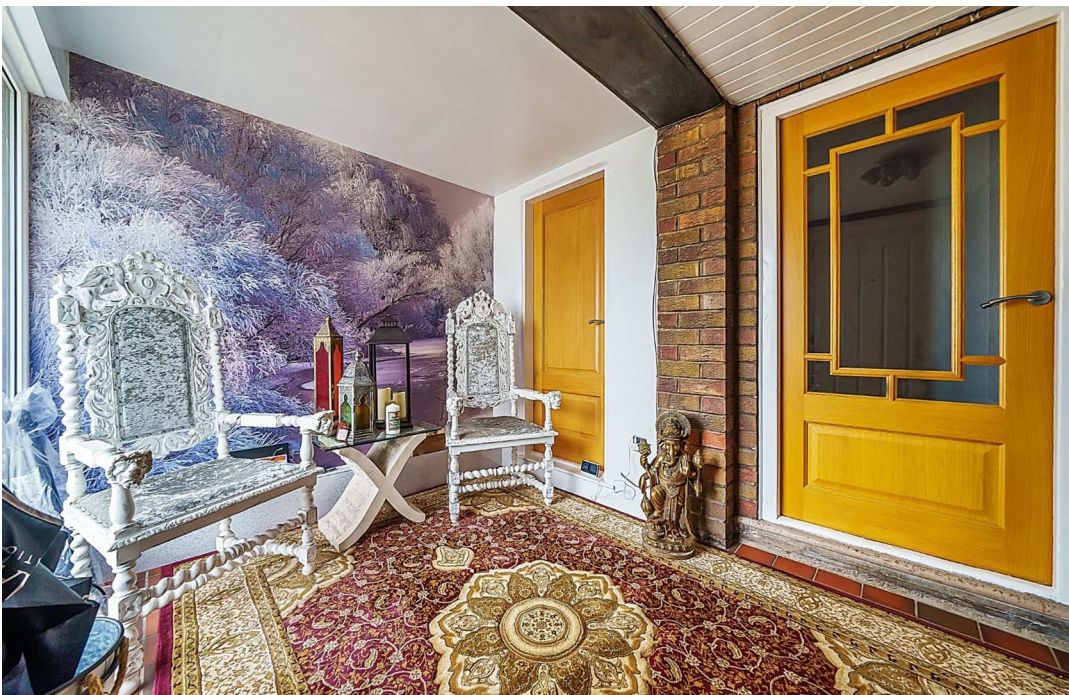
Approximate Area = 3516 sq ft / 326.6 sq m (includes garages and excludes boiler room / wood store)

For identification only - Not to scale

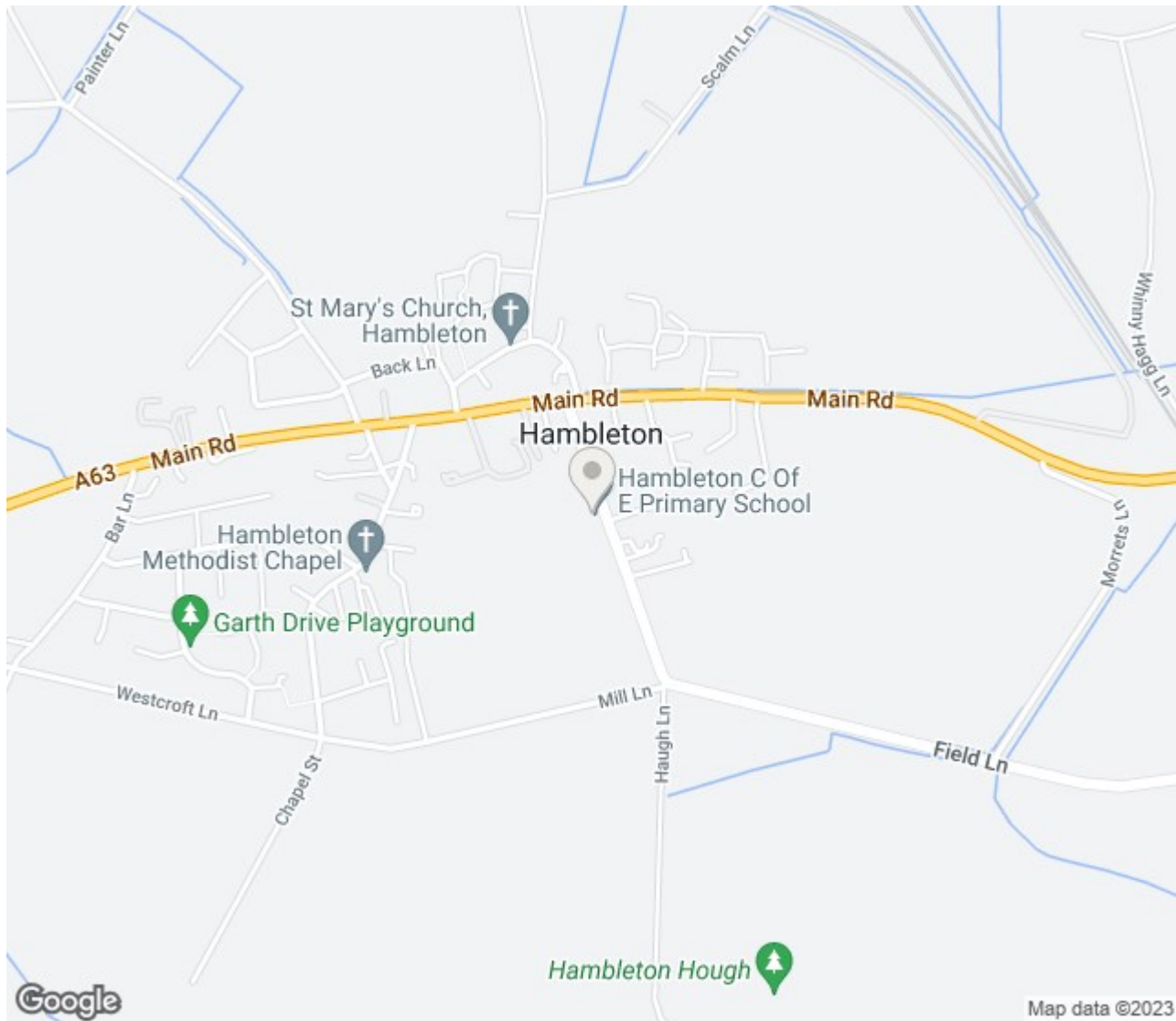


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hunters Property Group. REF: 986833









## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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