



## Appletree Drive

Hambleton, Selby, YO8 9QG

Offers In The Region Of £310,000



### DESCRIPTION

Hunters (Selby) offer for sale this beautifully presented three bedroom detached home 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, downstairs cloakroom/w.c, lounge, and open plan kitchen/dining room with patio doors leading into the garden to the ground floor. Two bedrooms and a bathroom. To the first floor there are three bedrooms and a family bathroom. To the front of the property a driveway leading to a single garage along with a garden laid to lawn. To the rear of the property there is a south facing garden 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 on the right hand side by our Hunters for sale board.

### Material Information - Selby

Tenure Type: Freehold

Council Tax Banding: D

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## Road Map



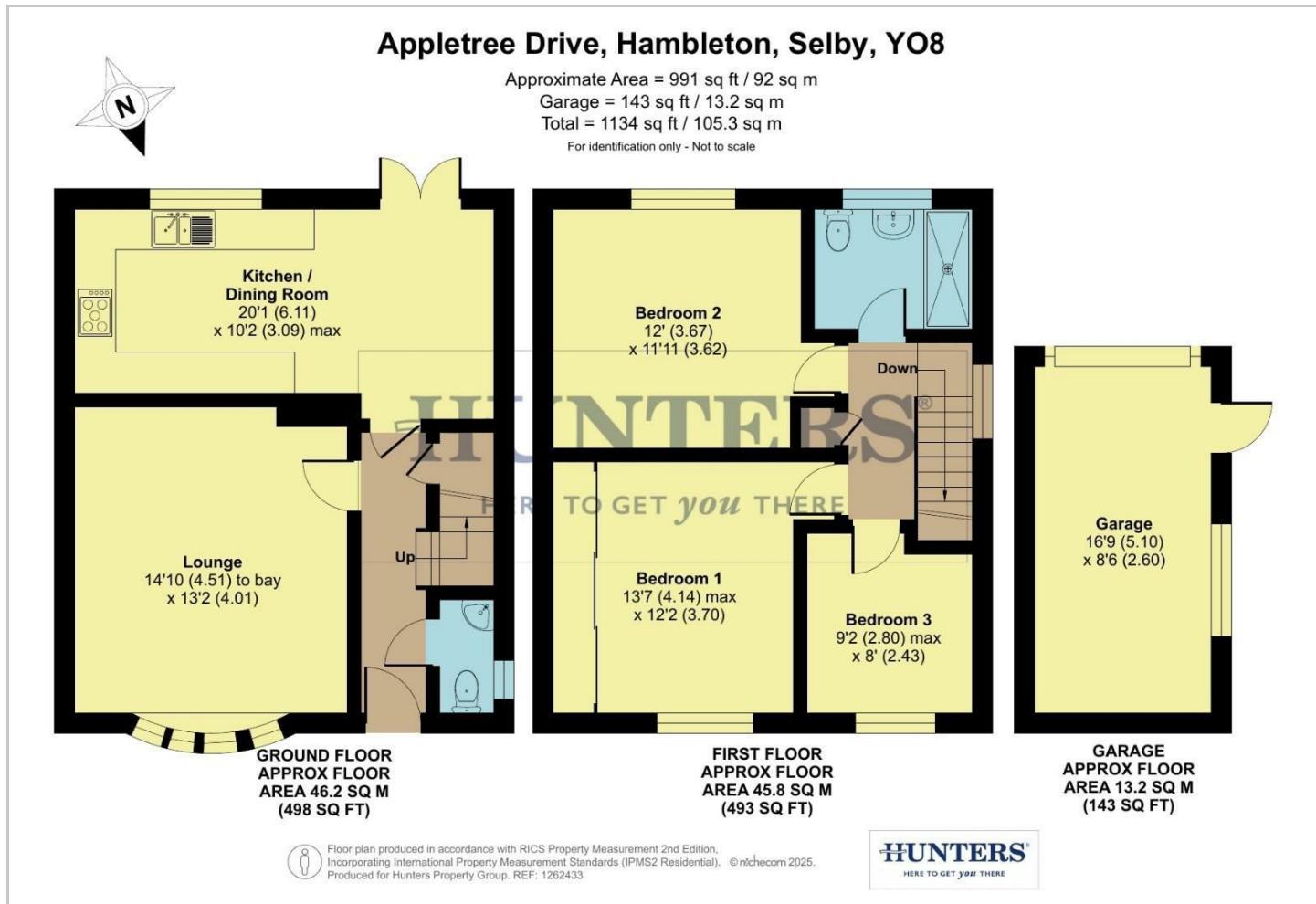
## Hybrid Map



## Terrain Map



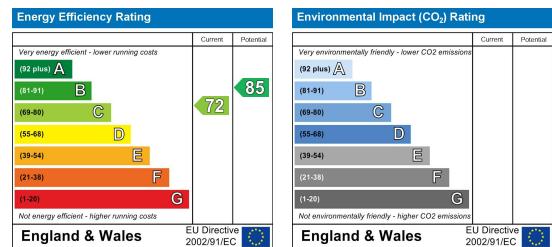
## Floor Plan



## Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.