



HUNTERS®
HERE TO GET *you* THERE

26 West View, Station Road, Hambleton, Selby

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Offers Over £200,000

Hunters (Selby) are delighted to offer for sale this beautifully 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 lounge, kitchen/dining room, utility room and cloakroom/w.c. To the first floor there are two bedrooms and a bathroom. To the front of the property is an enclosed beautifully landscaped garden area along with a garage and driveway with parking. To the rear is an enclosed low maintenance garden with an outbuilding. Viewing is 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 first right hand turn onto St. Mary's Approach and then right onto Station Road where the property is located on the right hand side identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; B

General note: We have been verbally advised by the vendors that the neighbours has right of way over the driveway. Ask the office for further details. Please check with your solicitor at the time of purchase.

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Station Road, Hambleton, Selby, YO8

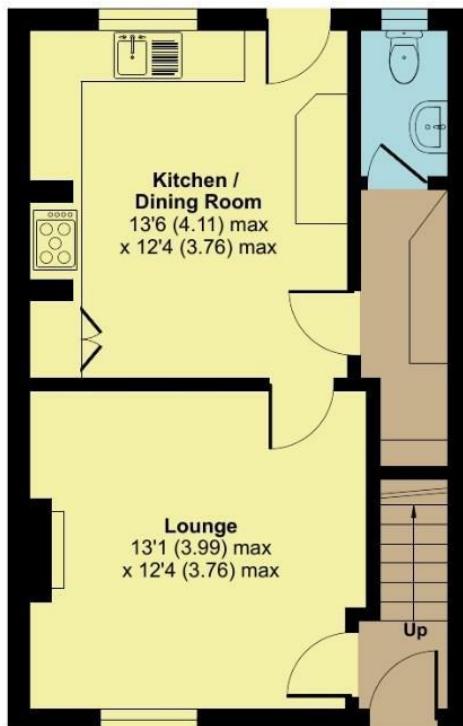
Approximate Area = 856 sq ft / 79.5 sq m

Garage = 146 sq ft / 13.5 sq m

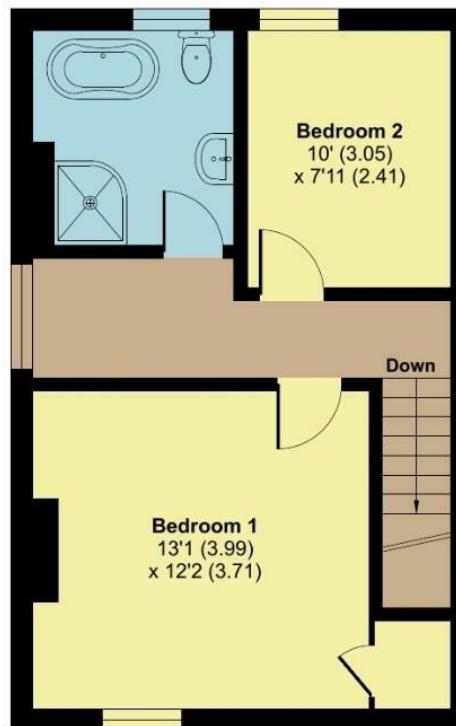
Outbuilding = 61 sq ft / 5.6 sq m

Total = 1063 sq ft / 98.6 sq m

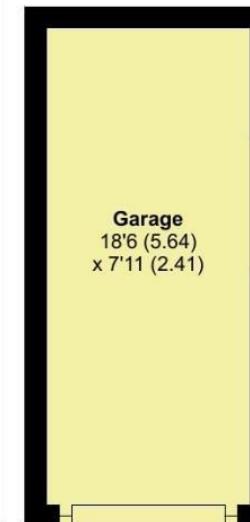
For identification only - Not to scale



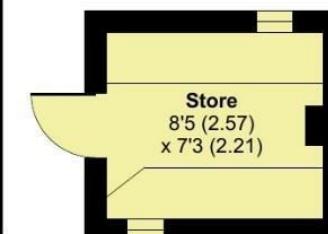
GROUND FLOOR
APPROX FLOOR
AREA 39.7 SQ M
(428 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 39.7 SQ M
(428 SQ FT)



GARAGE
APPROX
AREA 13.5 SQ M
(146 SQ FT)



OUTBUILDING
APPROX
AREA 5.6 SQ M
(61 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



