



## Gateforth Mews, Gateforth, Selby, YO8 9LJ

- MEWS STYLE HOME
- GRADE II LISTED
- THREE BEDROOMS
- NO ONWARD CHAIN
- GAS (CALOR/LPG) CENTRAL HEATING SYSTEM
- KITCHEN/DINING ROOM/RECEPTION ROOM (28'2" X 11'10")
- PICTURESQUE LOCATION
- DOUBLE GARAGE
- VIEWING RECOMMENDED
- EPC RATING: F

**Asking Price £225,000**

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## DESCRIPTION

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NO ONWARD CHAIN. Located within the estate of the historic Gateforth Hall, this is a fine opportunity to purchase a real slice of Yorkshire history. Hunters (Selby) are delighted to offer for sale this individual Grade II Listed mews style three-bedroom property located within the picturesque rural location of Gateforth. The property is set over three floors and benefits from a gas fired central heating (Calor/LPG) system and briefly comprises an entrance hall, kitchen/dining/reception room (28' 2" x 11' 10"), to the first-floor bedroom one and bathroom, to the second floor are two further bedrooms. Outside is a paved area to the front. Garage (21' 1" x 15' 11").

### LOCATION

Gateforth Mews is located on Hambleton Hough between the villages of Gateforth and Hambleton, in the former grounds of Gateforth Hall. 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. The village offers a selection of local shops and schools and provides easy access to the A1.

### DIRECTIONS

From Selby Take the A63 in the direction of Leeds. Continue thorough the village of Thorpe Willoughby and this then leads into Hambleton. Once in the village, take the left turning signposted to Gateforth. As the road bears left( with cemetery on the corner) continue straight up the hill through Hambleton Hough. Take the next turning on the right and then follow the road to the 'no through road' sign and bear left. Follow the road round onto Gateforth Mews.

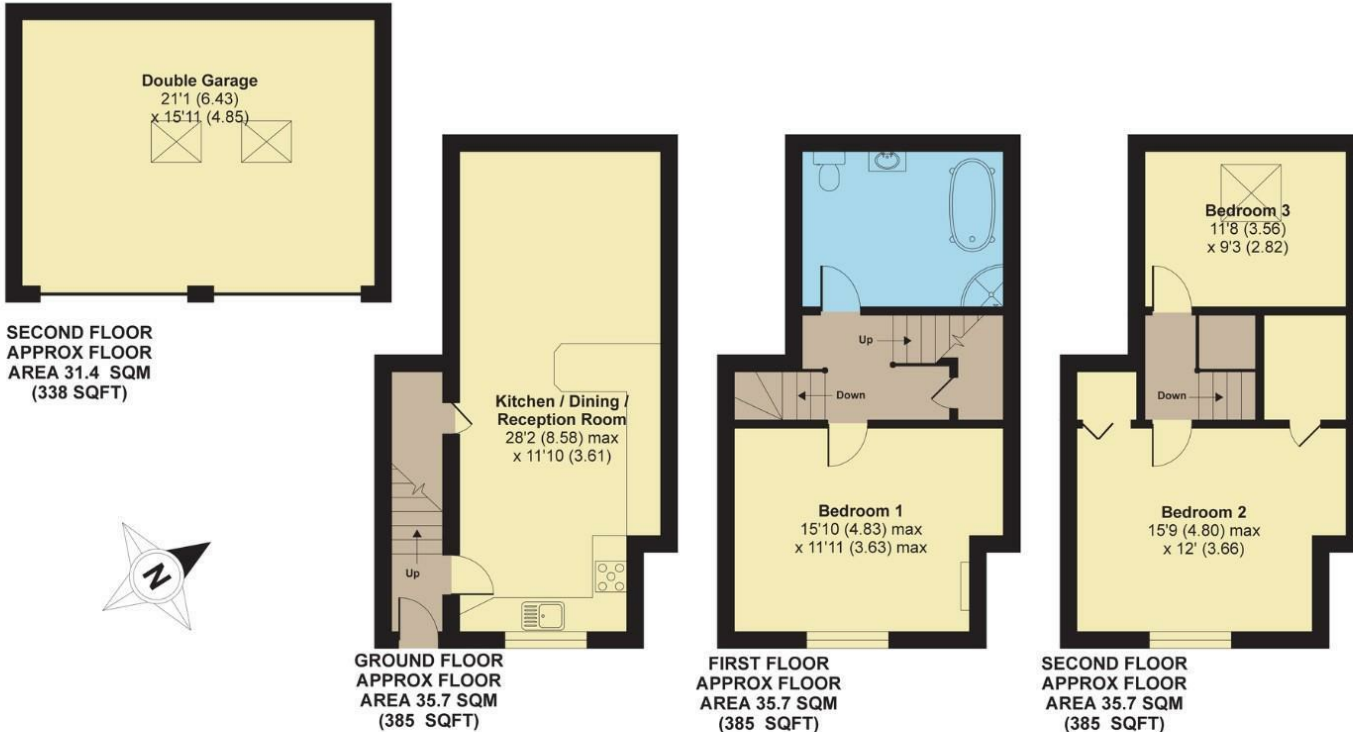
### Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; D





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**APPROX. GROSS INTERNAL FLOOR AREA 1493 SQ FT 138.6 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## 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.

23 Finkle Street, Selby, YO8 4DT

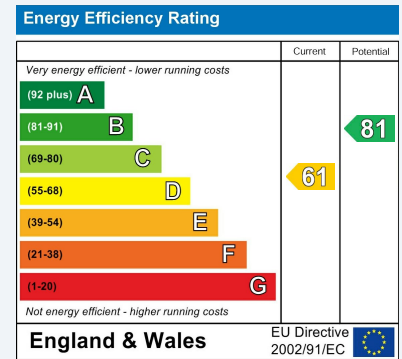
Tel: 01757 210884 Email:

selby@hunters.com <https://www.hunters.com>



# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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