



HUNTERS®
HERE TO GET *you* THERE



Appletree Drive, Hambleton, Selby, YO8 9QG

Asking Price £315,000



DESCRIPTION

Situated in the popular village of Hambleton, Hunters (Selby) are delighted to offer for sale this beautifully presented two-bedroom detached bungalow. The property benefits from a gas central heating system and double glazing and briefly comprises an entrance porch, entrance hall, kitchen/diner (17'8" x 11'2"), lounge, bathroom and two bedrooms. Outside to the front is a garden laid to lawn with established shrubs, a driveway leads down the side of the property to a garage. To the rear is an attractive landscaped garden established plants and shrubs along with patio area. Viewing comes highly recommended.

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.

Material Information - Selby

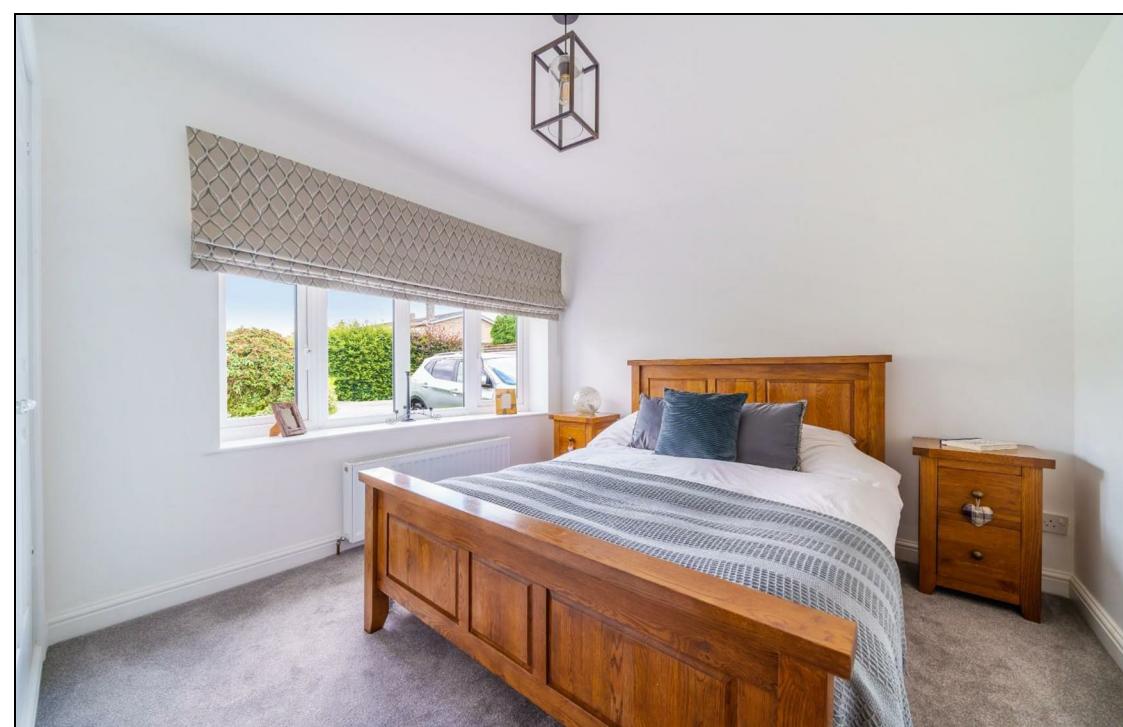
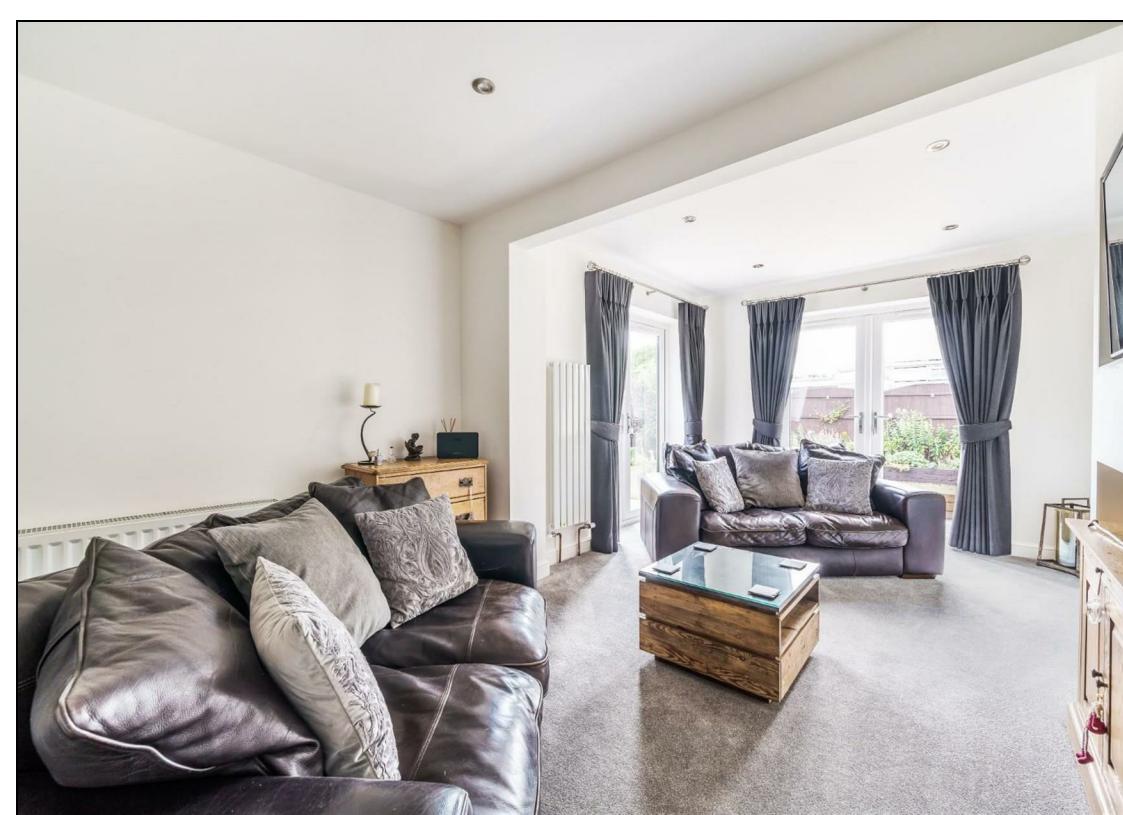
Tenure Type; Freehold.

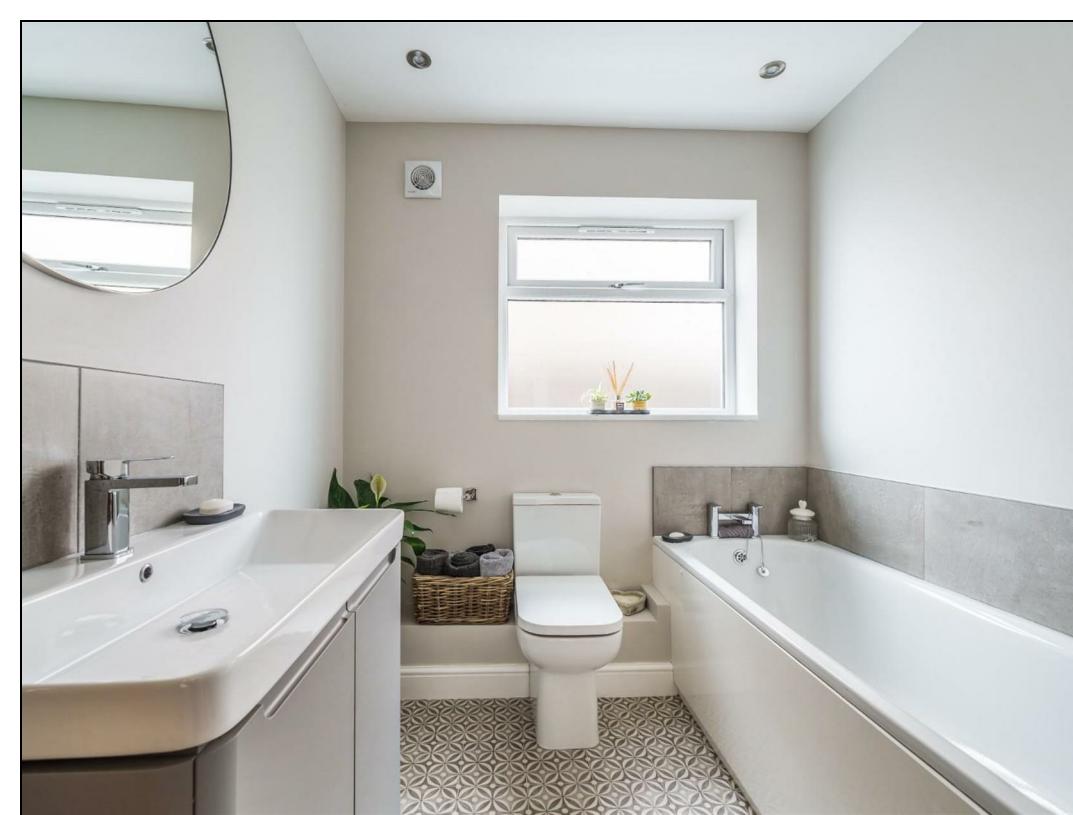
Council Tax Banding; C.

KEY FEATURES

- DETACHED BUNGALOW
- TWO BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- UPVC DOUBLE GLAZING
- GARDEN
- GARAGE
- DRIVEWAY
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING : D



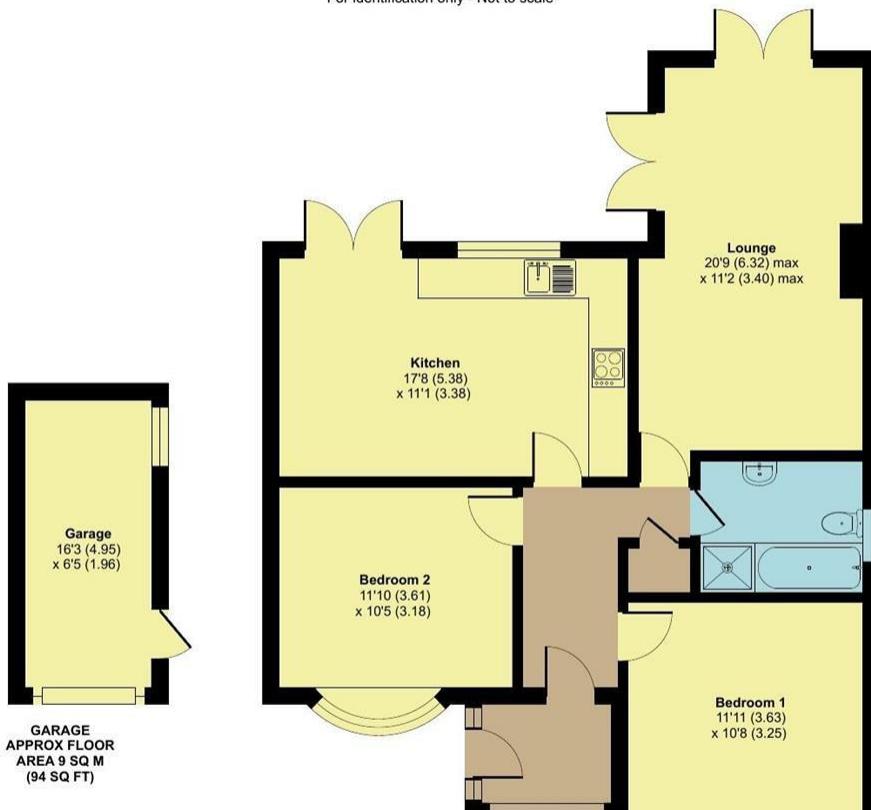




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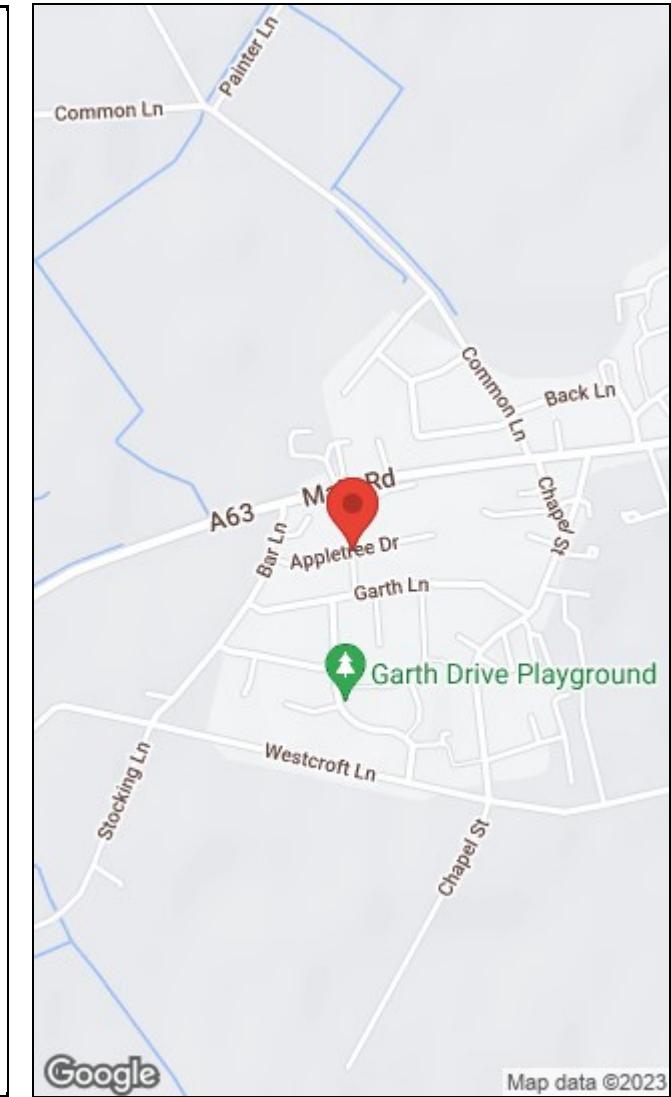
Approximate Area = 967 sq ft / 90 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2022.
Produced for Hunters Property Group. REF: 852364



Map data ©2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		92
(81-91)	B		
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
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