

Park Row

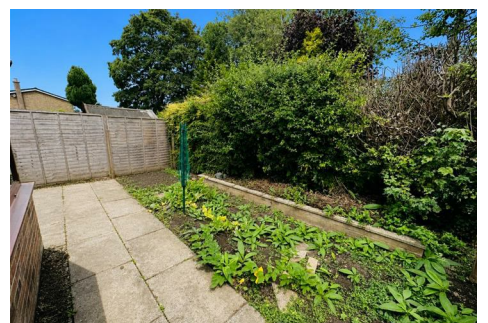


Garth Lane, Hambleton, Selby, YO8 9QA

Offers Over £160,000



**** DESIRABLE LOCATION ** OFF STREET PARKING **** Situated in the village of Hambleton, this end-terrace bungalow briefly comprises: Hall, Lounge, Conservatory, Kitchen, Bedroom and Shower Room. Externally the property benefits from off street parking and low maintenance enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE THIS PROPERTY HAS TO OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**







PROPERTY OVERVIEW

This end-terrace bungalow in the village of Hambleton, offers simple and practical accommodation. Following on from the lounge the conservatory provides a bright, versatile additional space overlooking the garden, while the shower room offers convenient and easy-to-use facilities.

Externally, to the front is a lawned garden that is a convenient productive vegetable plot with a walkway to the front door, together with off-street parking. To the rear is a low-maintenance garden with a vegetable patch, providing an easy-to-manage outdoor space.

Hambleton is a popular village with local amenities, countryside and good access to Selby and surrounding areas.

ACCOMMODATION

Entrance Hall

11'0" x 4'7" (3.37m x 1.42m)

Lounge

16'0" x 10'2" (4.89m x 3.12m)

Conservatory

8'3" x 7'4" (2.53m x 2.26m)

Kitchen

9'8" x 8'3" (2.97m x 2.54m)

Bedroom One

13'10" x 9'7" (4.23m x 2.94m)

Shower Room

6'3" x 5'6" (1.92m x 1.68m)

EXTERIOR

Front

Lawn area with a productive vegetable plot that's at the end of its growing season with a paved walkway to the front door.

Rear

Paved area with vegetable patch.

DIRECTIONS

Leave the Selby office and turn right onto Gowthorpe, at the traffic lights proceed straight onto the A63, proceed through the village of Thorpe Willoughby and into the village of Hambleton. Take a left hand turning onto Chapel Lane and then a right hand turning onto Garth Lane where the property can be located on the right hand side easily identified by our Park Row 'For Sale' board.

AGENT NOTE

Please note that some of the marketing material has been enhanced by AI.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Electric Room Heaters

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any



offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

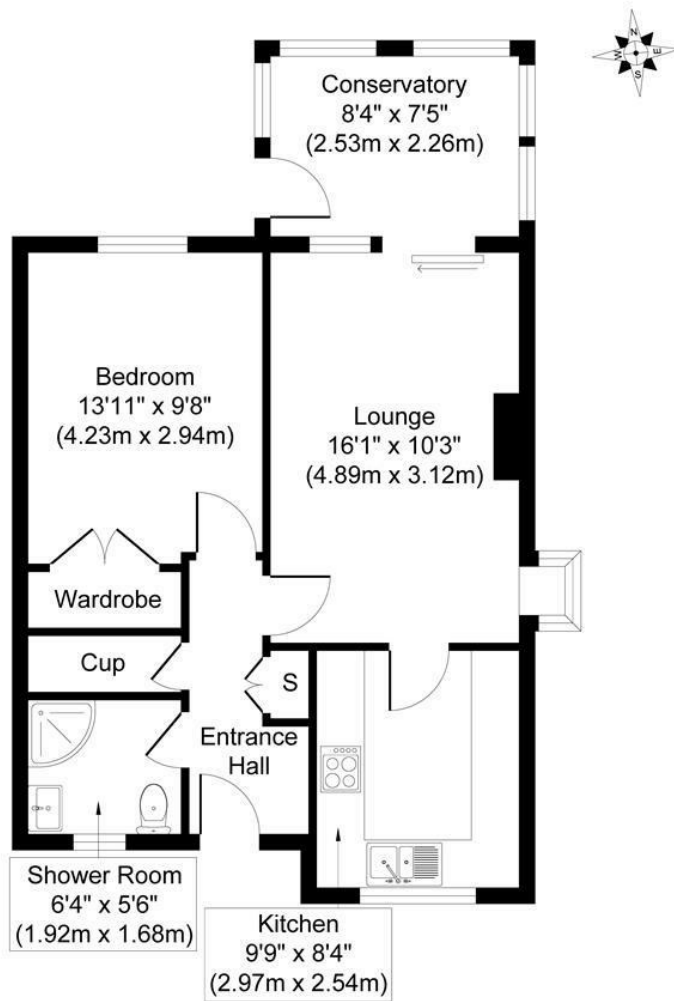
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT/CASTLEFORD - 01977 791133





Approximate Floor Area
588 sq. ft
(54.62 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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