



27 Main Road

Hambleton
YO8 9HN

Offers in the Region of
£185,000

3 Bed Semi Detached House

- WELL PRESENTED SEMI-DETACHED HOUSE
- THREE BEDROOMS, TWO OF WHICH ARE DOUBLE
- RECENTLY INSTALLED (2019) CONTEMPORARY KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- MODERN BATHROOM
- GAS HEATING WITH COMBI BOILER
- LARGE ATTRACTIVE SOUTH FACING REAR GARDEN



Elmhirst
Parker
SOLICITORS & ESTATE AGENTS





UPVC double glazed door leading into storm porch entrance.

Hallway:
With access to living room and stairs off to the first floor.

Living Room:
4.34m max x 3.66m (14'2" max x 12'0")
Having a feature fireplace with marble effect back and hearth housing a gas fire. Understairs cupboard providing useful storage space. Window to the front elevation with central heating radiator beneath.

Kitchen:
3.75m x 2.52m (12'3" x 8'3")
Having a range of modern white gloss base and wall units. Contrasting work surfaces incorporating a stainless steel sink unit with mixer tap over. Integrated electric oven with hob and stainless steel extractor over. Plumbing for washing machine. Space for dishwasher and fridge. Window to the rear elevation and door leading to:-

Bathroom:
2.54m x 1.5m (8'8" x 4'9")
Being fully tiled and having a white suite comprising panelled bath, low flush wc and pedestal wash hand basin. Separate shower cubicle. Window to the side elevation.

Rear Entrance:
2.49m x 0.93m (8'2" x 3'1")
Having a UPVC door and window to the rear elevation and gas Combi boiler.

Bedroom 1:
3.17m x 2.76m (10'4" x 9'1")



Having a window to the front elevation and central heating radiator beneath.

En-Suite Shower:

1.73m max x 1.78m max (5'7" max x 5'8" max)

Being tiled to half height and having a white suite comprising shower cubicle with mixer shower, low flush w/c and vanity hand wash basin. Window to the side elevation.

Bedroom 2:

3.56m x 2.93m (11'7" x 9'6")

Having a window to the rear elevation and central heating radiator beneath.

Bedroom 3:

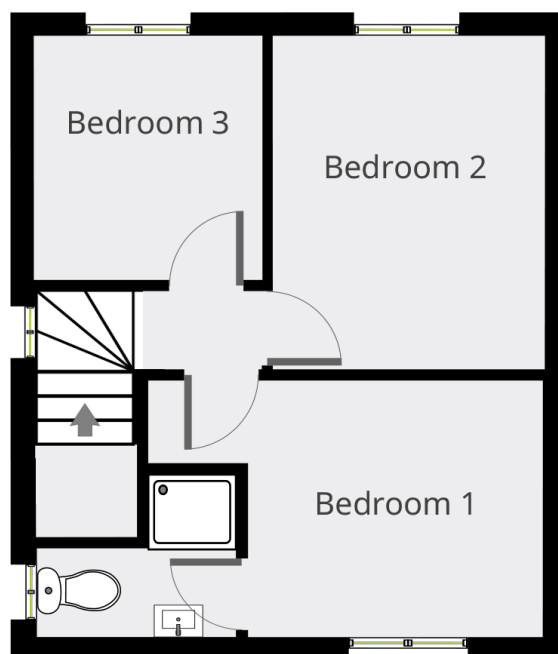
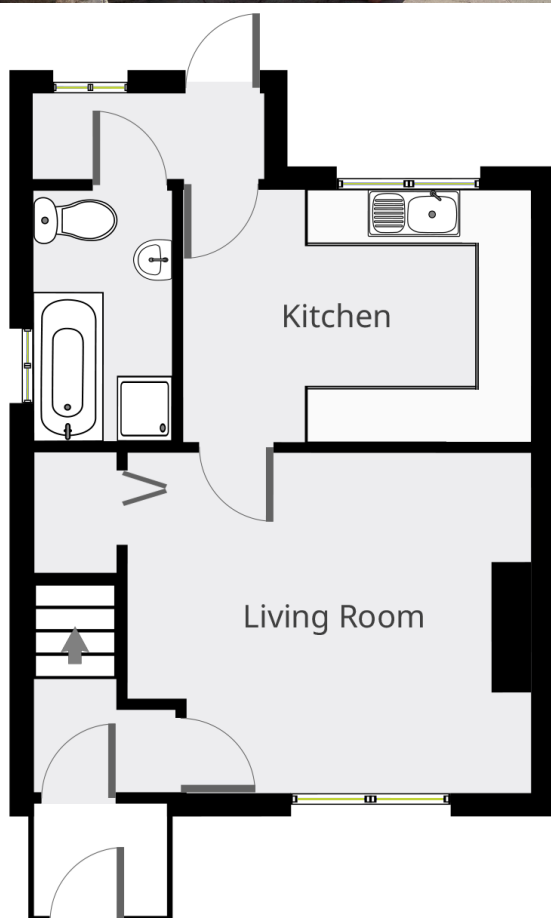
2.64m x 2.46m (8'7" x 8'1")

Having a window to the rear elevation and central heating radiator beneath. Access to the loft space.

Outside:

To the front is a lawned area and block paved driveway to the side providing off road parking. To the rear is an attractive south facing rear garden with a large indian stone patio and a low wall border. The remaining garden is laid to lawn with a panelled fence border.





71 SQ.M (764 Sq ft.)

Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

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