

Garth Drive

Hambleton
YO8 9QD

Offers in the Region of
£259,995

3 Bed Detached House

- WELL PRESENTED DETACHED HOUSE
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- DINING KITCHEN
- CONSERVATORY
- ATTRACTIVE REAR SOUTH FACING GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- POPULAR VILLAGE LOCATION





****WELL PRESENTED DETACHED HOUSE IN POPULAR VILLAGE LOCATION**** The property briefly comprises:- entrance hall, downstairs cloakroom, living room, dining kitchen, conservatory, 3 bedrooms and bathroom. Outside are well maintained attractive gardens and a detached garage. The property also benefits from gas heating and double glazing and is well placed for access to major road networks.

Accommodation

Glazed UPVC entrance door leading into;

Entrance Hall:
 3.01m x 1.88m (9'9" x 6'1")
 With doors off and stairs to the first floor. Central heating radiator. Matching laminate flooring throughout the ground floor.

Downstairs Cloakroom:
 2.05m x 0.87m (6'7" x 2'9")
 Having a suite comprising wc and wash hand basin. Window to the front elevation and central heating radiator.

Living Room:
 4.52m x 3.92m max (14'8" x 12'8" max)
 Having a feature fireplace with marble hearth with wooden surround incorporating a gas fire. Window to the front elevation and central heating radiator.

Dining Kitchen:
 4.97m x 2.86m (16'3" x 9'4")
 Having a range of oak fronted base and wall units. Contrasting work surfaces incorporating a stainless steel sink unit with mixer tap over. Plumbing for automatic washing machine, space for fridge freezer and gas cooker point. Worcester gas boiler, under stairs cupboard and alarm. Window to the rear elevation and an entrance door to the side. Double doors leading into:-

Conservatory:
 2.89m x 2.86m (9'5" x 9'4")
 Being of brick and UPVC construction. Underfloor heating and radiator. Door leading into the rear garden.



FIRST FLOOR

Bedroom 1:
 4.49m x 2.72m (14'7" x 8'9")
 Having fitted furniture and a window to the front elevation. Central heating radiator.

Bedroom 2:
 3.07m x 2.98m (10'1" x 9'8")
 Having fitted furniture and a window to the rear elevation. Central heating radiator.

Bedroom 3:
 3.21m max x 2.18m max (10'5" x 7'2")
 Having a window to the front elevation and a central heating radiator.

Bathroom:
 Being fully tiled and having a suite comprising panelled bath with mixer shower over, wash hand basin and wc. Window to the rear elevation and a ladder style radiator.

Outside:
 The front is laid to lawn and a paved driveway to the side leads to the detached garage which has power connected. There is also an electric vehicle charging point. The attractive rear garden is well maintained and has been laid mainly to lawn with shrubs and paving. The garden shed is also included in the sale.





83 SQ.M (893 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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