



26 Richardson Court, Hambleton, Selby, YO8 9GY

Beautifully Presented Detached Property | Four Bedrooms | Driveway Parking | Multiple Reception Rooms | Master Bedroom With En-Suite | Popular Village Location | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - E
- Ideal Family Home
- Four Bedrooms
- Freehold Property
- Multiple Reception Rooms
- Driveway Parking & Garage
- EPC Rating - TBC
- Master Bedroom With En-Suite

Asking Price £425,000

Jigsaw Move would like to welcome you to this beautifully presented four-bedroom detached house located in the tranquil Richardson Court, Hambleton, Selby. Built in 2007, this property offers a generous living space of 1,467 square feet, making it an ideal family home.

As you enter, you are greeted by a large entrance hallway that sets the tone for the rest of the house. The heart of the home is the large open-plan kitchen diner, which has been beautifully upgraded to include a double oven and all integrated appliances, such as a dishwasher, microwave, and washing machine. This space is perfect for entertaining family and friends, allowing for seamless interaction while cooking and dining. The property boasts two reception rooms, providing ample space for relaxation and leisure. A recently converted room on the ground floor serves as an excellent snug, playroom, or office space, for your convenience. The under stairs storage area has been cleverly utilised as a dog room, showcasing the practicality of this home. A convenient WC completes the ground floor layout.

Moving to the first floor, you will find the master bedroom, which boasts an en-suite shower room, offering a private retreat for the homeowners. There are three additional bedrooms, including bedroom four with built-in wardrobes, providing ample storage. A well-appointed family bathroom serves the other bedrooms, ensuring comfort for all.

The exterior of the home is equally impressive, featuring front and rear gardens that have undergone extensive renovation. The rear garden includes a stylish decked area surrounded by a glass balustrade, creating a perfect outdoor retreat. Access to the garden is available via both sides of the property, ensuring ease of movement.

For parking, the property offers a double parking space with a new electric rolling garage door, providing both security and convenience. Additionally, the garage has been partially converted, allowing for easy access to your belongings without compromising on space.

With new flooring throughout and fresh decorations completed within the last six months, this home is ready for you to move in and make it your own. The fully boarded loft provides additional storage options, making this property both practical and stylish.

The property is situated within the desirable village of Hambleton. This sought after village hosts a range of local amenities including; primary school, general shop, public house, restaurant and community centre. Hambleton is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

This delightful home in Hambleton is perfect for those seeking a blend of modern living and comfort. With its well-designed layout and convenient location, it is sure to appeal to families and professionals alike. Do not miss the opportunity to make this lovely property your own.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Kitchen/Dining Room 27'11" x 9'0" (8.52m x 2.75m)

Lounge 16'5" x 16'2" (5.00m x 4.92m)

Reception Room 11'8" x 8'5" (3.56m x 2.56m)

WC 6'0" x 2'11" (1.85m x 0.91m)

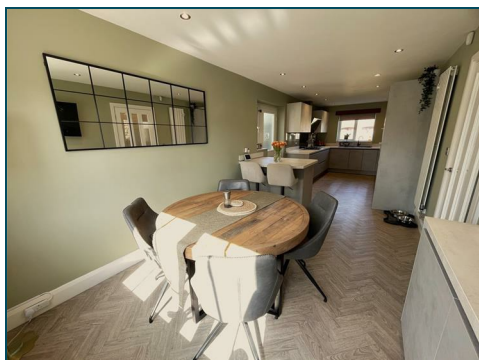
FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'1" x 13'1" (3.98m x 4.00m)

En-suite Shower Room 5'11" x 5'10" (1.81m x 1.78m)

Bedroom Two 14'8" x 9'1" (4.46m x 2.78m)



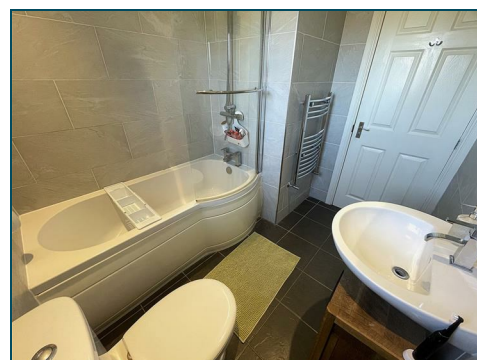
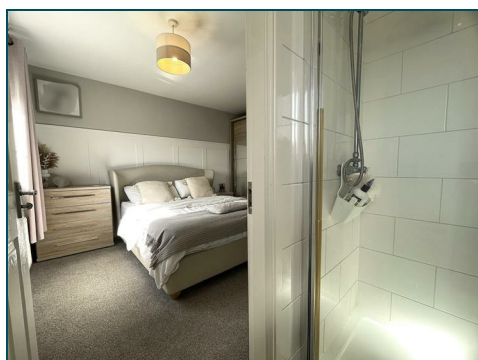
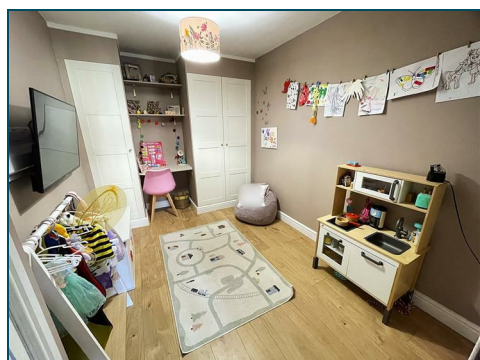
Bedroom Three 15'3" x 8'10" (4.64m x 2.69m)

Bedroom Four 11'9" x 8'10" (3.58m x 2.70m)

Bathroom 7'11" x 6'11" (2.43m x 2.11m)

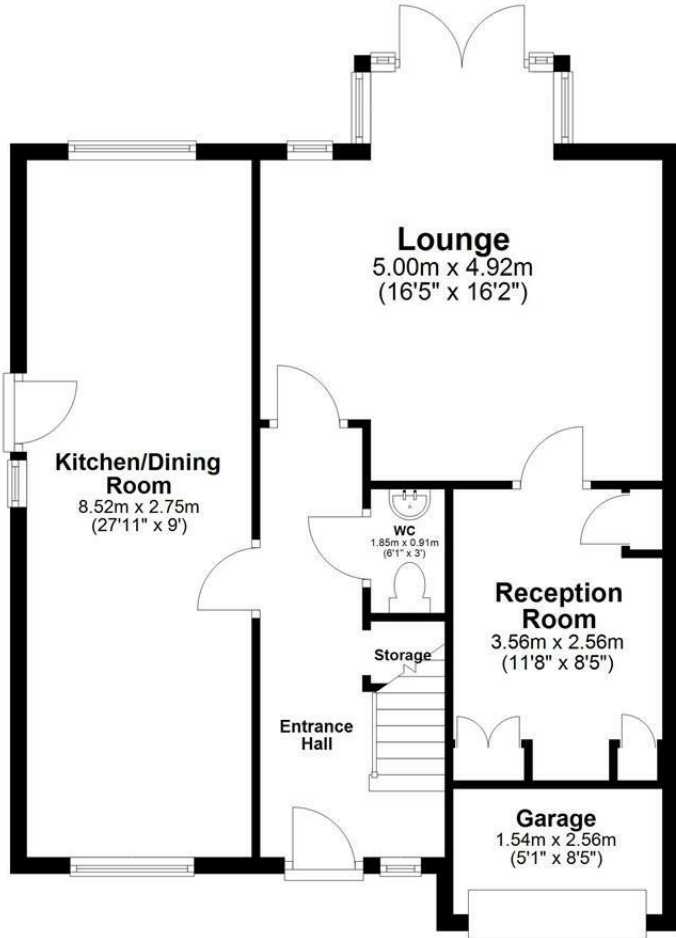
EXTERNAL

Garage



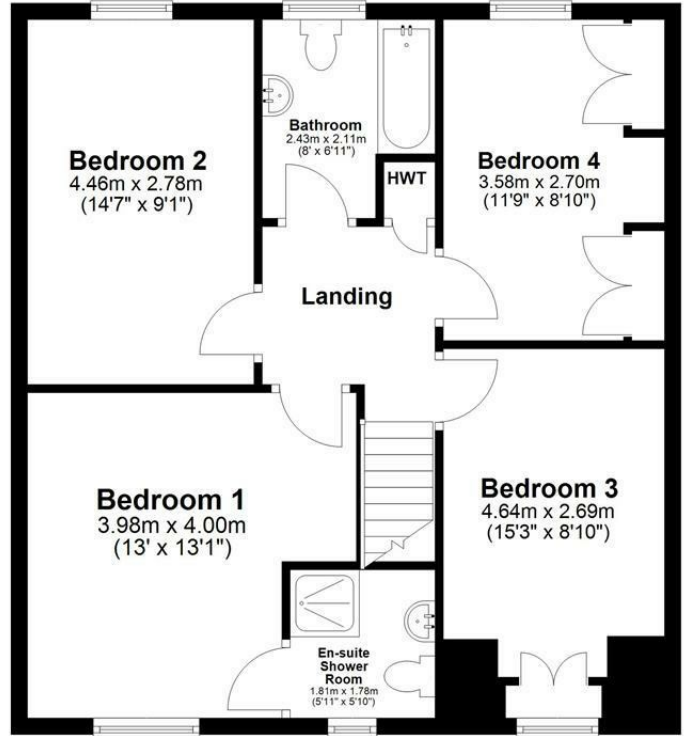
Ground Floor

Approx. 70.7 sq. metres (760.7 sq. feet)



First Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



Total area: approx. 136.3 sq. metres (1467.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

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



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