



2 White House Farm Court
Hambleton, Selby, North Yorkshire





A stunning six bedroom **stone-built detached family home** set over three floors with a luxurious open plan bespoke kitchen, gardens and double garage.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Sitting room | Kitchen/dining/family room | Utility room | Cloaks/WC

First Floor: Landing | Four double bedrooms (two with en suite shower rooms) | Family bathroom

Second Floor: Two large bedrooms | House bathroom

Externally: Gardens to the side and rear | Off-road parking | Double garage

Distances

Selby 5.5 miles, Leeds 18 miles, Wetherby 18 miles, York 19.5 miles

(All distances are approximate)



Knight Frank Yorkshire
Oakwood Business Centre
Fountains Road, Bishop Thornton
Harrogate, HG3 3BF
knightfrank.co.uk

Melissa Lines
01904 948451
melissa.lines@knightfrank.com

Situation

This stunning newly built detached family home is located on a small exclusive development of just four properties in the desirable village of Hambleton, which is within easy reach of the A1, York, Leeds, and Selby. This property is finished to an exacting standard with an excellent range of high-quality fixtures and fittings.

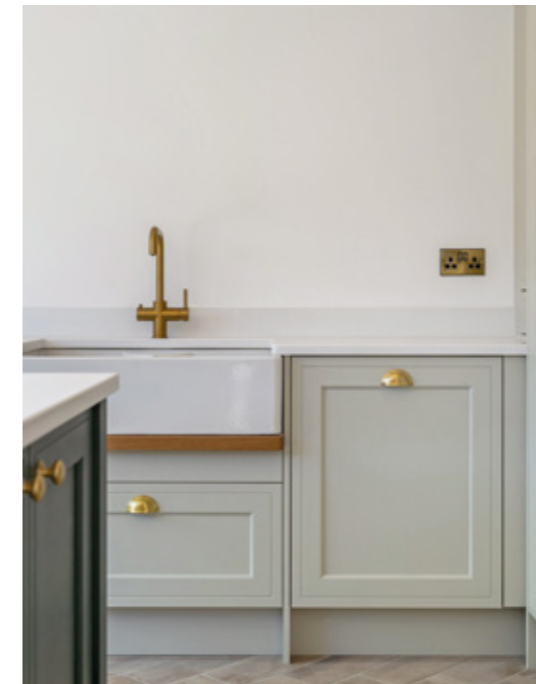
The property

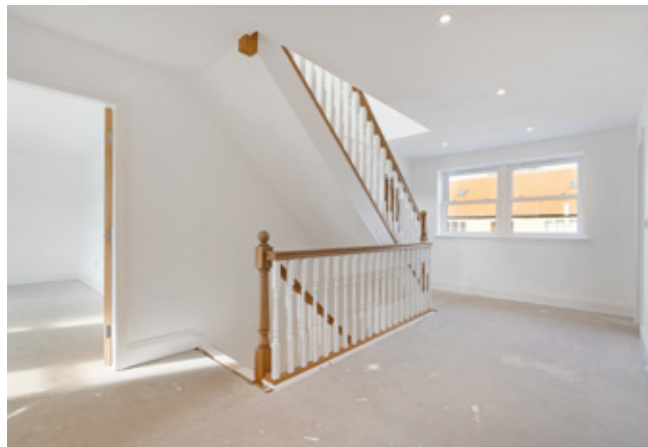
An impressive reception hall has an open spindle and baluster oak staircase. Underfloor heating to the ground and first floor and central heating radiators to the second floor. Leading from the hall are two spacious reception rooms to the front and a large open plan bespoke fitted kitchen with an excellent range of wall and floor units with quartz work surfaces and a large central island is ideal for entertaining, with a fitted induction hob and extractor, two electric ovens, full height fridge and freezer, ceramic twin under our sink with brushed gold hot tap, an integrated dishwasher. Decorative lighting to the island and spotlighting. Wood effect ceramic tiled floor. Large sliding double-glazed doors to two walls give good natural light and garden access. A utility room and cloakroom lead off.



On the first floor are four large, impressive bedrooms, two of which have luxurious fitted en suite shower rooms with modern, contemporary suites. The family bathroom has a free-standing roll-top bath, panelled walls, a large walk-in shower, and ceramic tiling.

A staircase leads to the second floor, a large and flexible area ideal for use as a principal or guest suite with a separate dressing room or two double bedrooms. An impressive family bathroom with a free-standing bath, large walk-in shower, concealed lighting, and a wood slat feature wall.





Outside

The property is set back from the main road and is not overlooked at the rear. A large gravel drive provides off-road parking for several vehicles and leads to a double garage with an electric door, lighting and power. The gardens are predominantly laid to lawn, and there is a large porcelain tiled patio area ideal for entertaining.

Services

Mains gas, electricity, water and drainage.

Property information

Tenure: Freehold

Local Authority: North Yorkshire Council

Council Tax: Band TBC

EPC Rating: TBC

Guide Price: £825,000



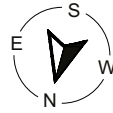
Approximate Gross Internal Floor Area

= 285.2 sq m / 3070 sq ft

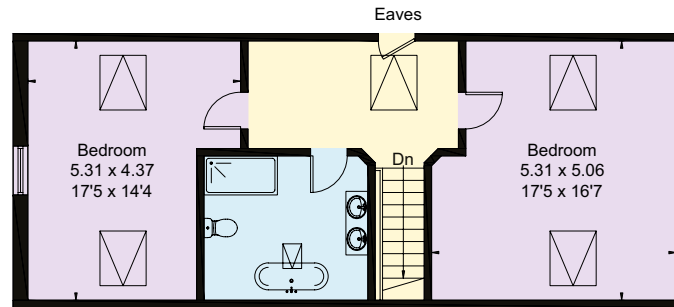
Garage = 26.7 sq m / 287 sq ft

Total = 311.9 sq m / 3,357 sq ft

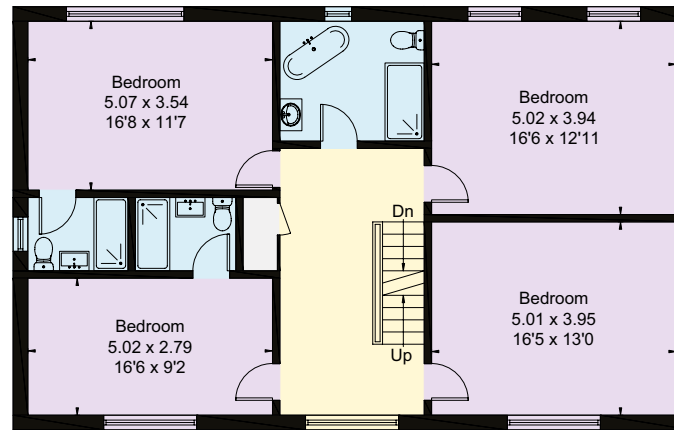
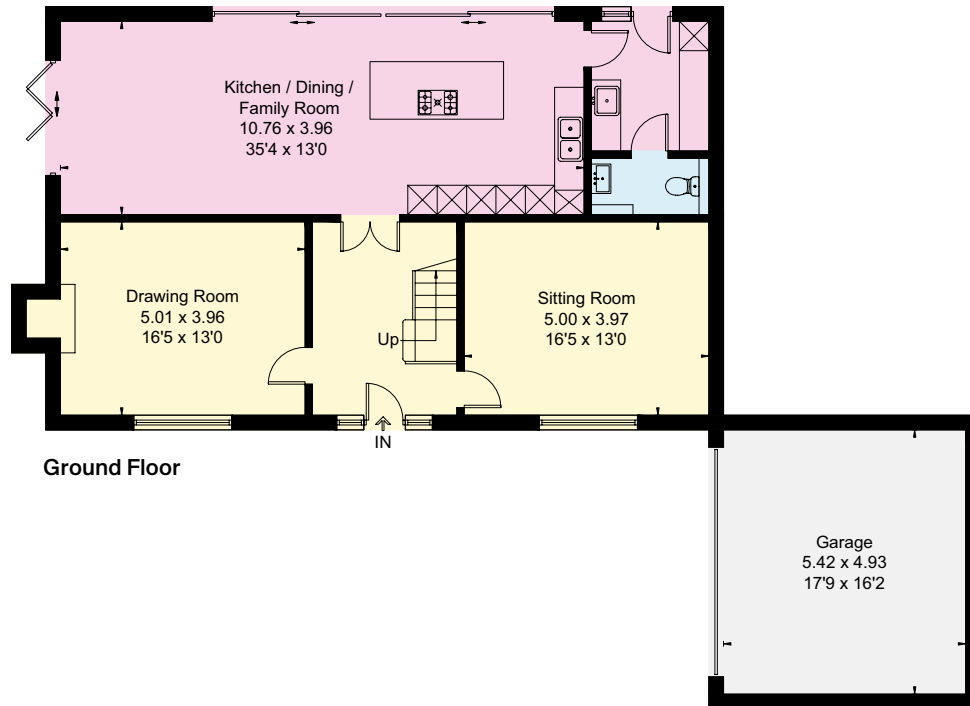
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



First Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2024. Photographs and videos dated November 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com