



Offers Over £240,000

**Park Row**

**Church View**

Bolton Percy | York | YO23 7AF





## Church View

Bolton Percy | York | YO23 7AF

**\*\*CHARACTFUL PROPERTY\*\* \*\*VIEWS OVER ALL SAINT'S CHURCH\*\*** Dating back to the 13th Century, Bolton Percy is a historic village located by the River Wharfe, providing easy access to both York and Leeds. This mid-terrace property briefly comprises: Lounge and Kitchen-Diner to the ground floor. To the first floor are two bedrooms and a Shower Room. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON 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'.**



## GROUND FLOOR ACCOMMODATION

### Entrance

UPVC door with top section having double glazed panel to the front elevation leading into:

### Lounge

14'6" x 11'1" (4.42m x 3.38m)

UPVC double glazed skylight window to the front elevation over the front entrance door. Multi fuel cast burner inset to fireplace with tiled hearth and traditional fire surround. UPVC double glazed window to the front elevation giving views over All Saint's Church. Picture rail, central heating radiator and television point. Timber panel door leading through into:



## Dining Room

12'11" x 9'7" max (3.95m x 2.93m max)

UPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring. Stairs leading to First Floor Accommodation with understairs storage alcove. Aperture flowing through into:

## Kitchen

12'3" x 9'0" (3.74m x 2.76m)

Range of base unit with wood grain effect doors in a 'Shaker' style with pewter handles and drawer sections. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into marble effect laminate work surface. Integrated appliances include: brushed steel electric oven, four ring ceramic hob with brushed steel and glass electric extractor fan over benefitting from downlighting, dishwasher and two fridge freezers. UPVC door with top section having double glazed frosted panel to the rear elevation. UPVC double glazed windows to dual aspects; rear and side elevations. Central heating radiator, storage cupboard and wood effect flooring.



## FIRST FLOOR ACCOMMODATION

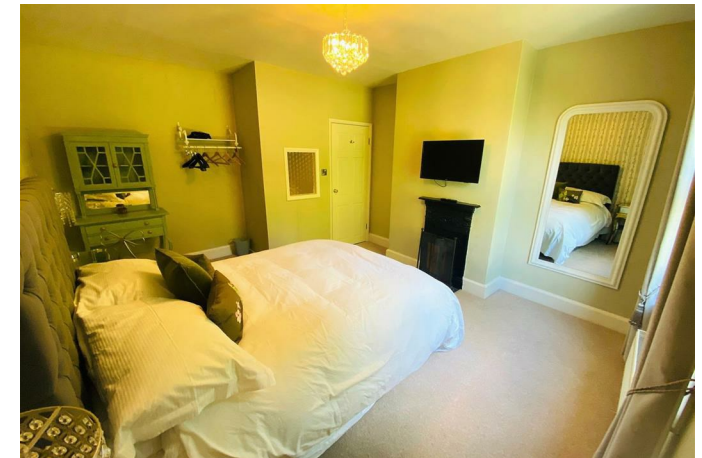
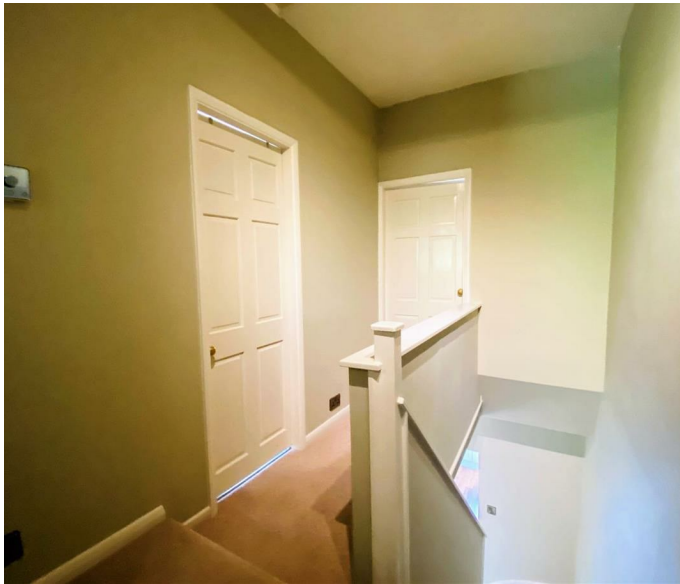
### Landing

Loft access and doors leading off.

### Bedroom One

14'9" x 12'9" (4.50m x 3.91m)

Feature fire place inset to chimney breast. UPVC double glazed window to the front elevation giving views of the All Saint's Church. Central heating radiator and television point. Timber framed single glazed frosted window to the rear elevation facing the Landing.





### **Bedroom Two**

14'2" x 9'0" maximum (4.34m x 2.76m maximum)  
UPVC double glazed window to the rear elevation. Built in wardrobe, central heating radiator and television point.

### **Shower Room**

9'10" x 6'9" (3.00m x 2.07m)  
Walk in shower cubicle with chrome shower and further fixed head shower with chrome controls. The shower area is wet walled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. Wall mounted chrome heated towel rail and central heating radiator. Storage cupboard housing the hot water cylinder and boiler. UPVC double glazed frosted window to the rear elevation and tiled effect cushion flooring.





THIS TAP MUST ONLY  
BE USED WITH A HAND  
HELD HOSE FOR  
WATERING GARDENS



## EXTERIOR

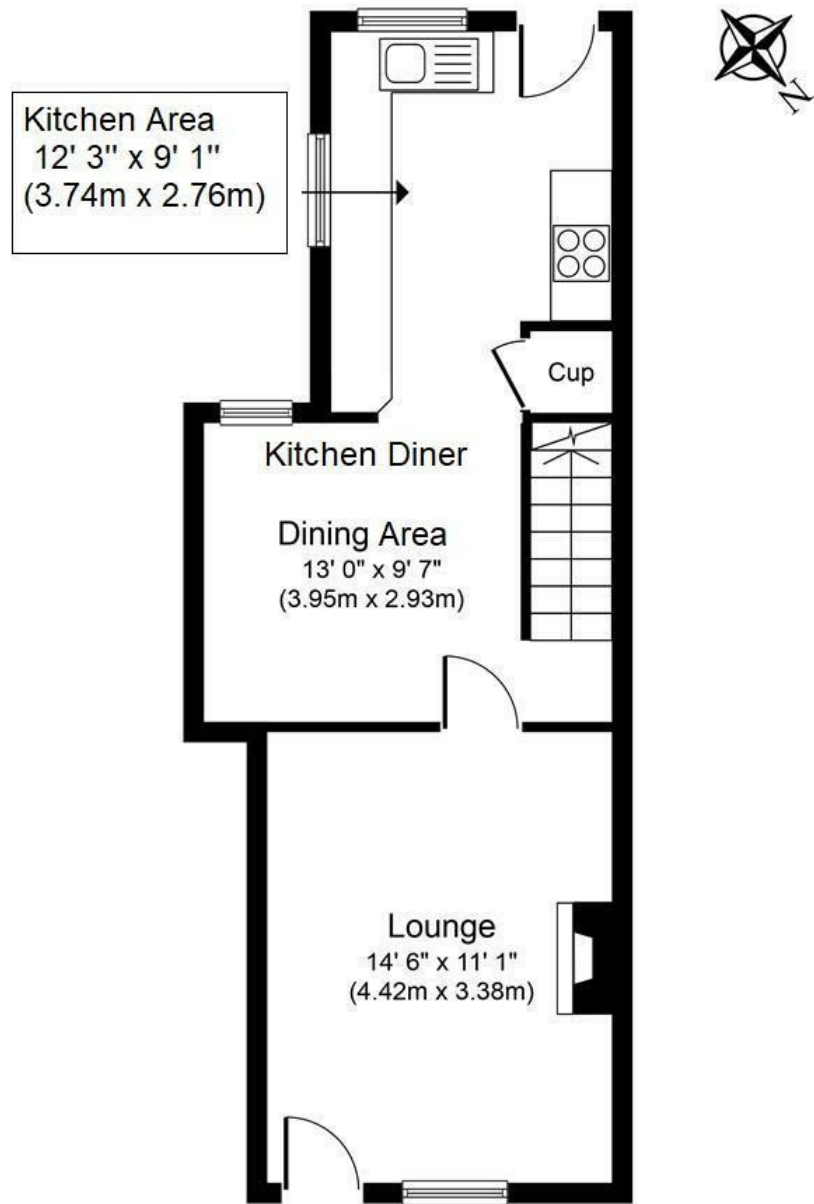
### Front

Footpath and vehicular access running along the front of the property. The front of the property overlooks the historical All Saint's Church. To the end of the lane is Bolton Percy Gatehouse. Vehicular access continues down the side of the block and to:

### Rear

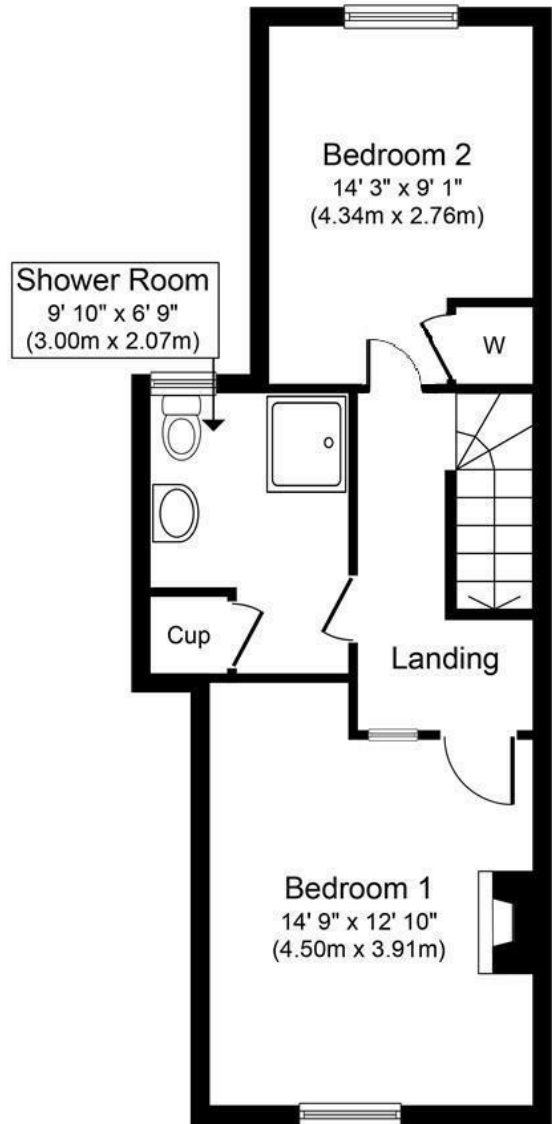
Floodlight on PIR sensor and outside tap. Courtyard area with flagged patio area. To one side of the property is a further pathway. Timber pedestrian access gate giving access to service lane.





**Ground Floor**  
**Approximate Floor Area**  
**405 sq. ft.**  
**(37.6 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.



**First Floor**  
**Approximate Floor Area**  
**405 sq. ft.**  
**(37.6 sq. m.)**

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# Park Row



**Tenure**  
Freehold

**Council and Tax Banding**  
Council Selby District Council  
Tax Banding: C

**COUNCIL TAX BANDING AND TENURE**  
Please note: The Council Tax Banding and Tenure 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.

**HEATING & 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.

**MAKING AN OFFER**  
In order to comply with the Estate Agents (Undesirable Practises) 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.

**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.

**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:

GOOLE - 01405 761199  
SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

**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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>31</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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