

# Park Row



**Hirst Road, Coates Marsh Lane, Carlton, DN14 9PX**

**Offers Over £900,000**



**\*\*FIVE/SIX DOUBLE BEDROOMS \*\*AMPLE OFF- STREET PARKING\*\* SET IN APPROX 3 ACRES\*\*** Situated in Carlton, this detached, characterful family home briefly comprises: Hallway, Groundfloor w.c, Lounge, Living Room, Breakfast Kitchen, Dining Room, Utility and Study/Bedroom Six. To the First Floor are five bedrooms and two bathrooms. Externally the property has multiple outbuildings, stables, paddocks and ample off-street parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



## Coates Hall Farm

### Ground Floor Accommodation - Entrance

Composite panel effect door with top section having double glazed frosted panels to the front elevation, leading through into:

#### Entrance Hallway

27'0" x 18'5" (max) (8.24m x 5.63m (max))



UPVC double glazed skylight window over entrance door. Staircase leading to First Floor Accommodation with balustrade and turned spindles. Wood flooring, traditional cornice to ceiling, decorative ceiling roses and central heating radiators. Traditional panel doors leading off.



#### Ground Floor W.C

6'11" x 5'8" (2.11m x 1.74m)

White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. Under stairs storage alcove and wood flooring.

#### Lounge

16'10" x 14'11" (5.15m x 4.55m)



Feature fireplace with traditional cast surround, stone hearth and storage cupboards to either side. UPVC double glazed windows to the front and side elevations. Traditional cornice and decorative ceiling rose with picture rail. Wood flooring, central heating radiator and television point.

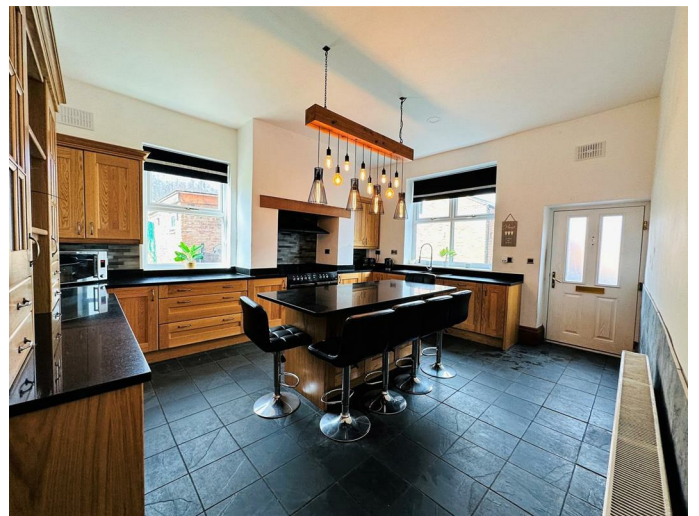


and corner storage units to either side. UPVC double glazed windows to the front and side elevations. Traditional cornice and decorative ceiling rose. Wood flooring, central heating radiator and television point.



### Breakfast Kitchen

17'10" x 14'2" (5.46m x 4.33m)



### Living Room

16'10" x 14'11" (5.14m x 4.55m)

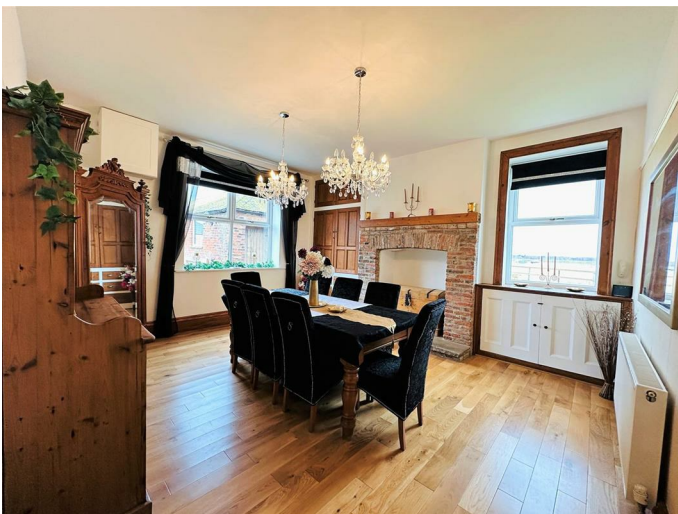


Feature fireplace with traditional cast surround, stone hearth

Range of base and wall units with oak doors and pewter handles. Matching centre island, incorporating breakfast bar area. One and a half bowl black granite effect sink and drainer with chrome mixer tap over, set into granite worksurface. Electric cooker point with integrated appliances including: electric extractor fan with downlighting, dishwasher, fridge / freezer and further fridge. Composite panel effect door with top section having double glazed frosted panels to the rear elevation. UPVC double glazed windows to the rear and side elevations. Tiled flooring and central heating radiator.



**Dining Room**  
16'11" x 14'11" (5.17m x 4.55m)



Feature fireplace with brick surround, timber mantel, stone hearth and storage units to either side. UPVC double glazed windows to the rear and side elevations. Wood flooring, picture rail, central heating radiator and traditional panel door leading through into:

## Utility

16'11" x 14'11" (5.17m x 4.55m)



Range of white-fronted base and wall units with brushed chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap over, set into granite effect laminate worksurface. UPVC double glazed window to the side elevation. Plumbing for washing machine, oil central heating boiler, wood flooring and central heating radiator.

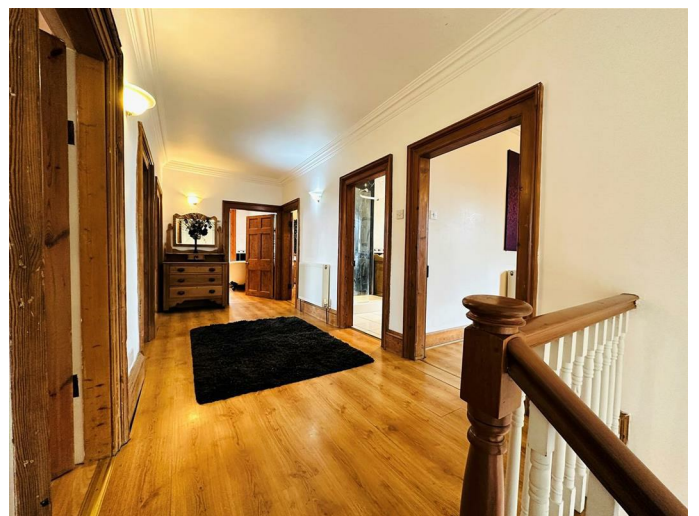
## Study / Bedroom Six

13'3" x 10'0" (4.04m x 3.05m)



UPVC double glazed window to the rear elevation. Wood flooring, central heating radiator and telephone point.

## First Floor Accommodation - Landing



UPVC double glazed window to side elevation. Further balustrade and turned spindles, traditional cornice to

ceiling, wood effect flooring, central heating radiator and doors leading off.

### Bedroom One

16'11" x 14'11" (5.17m x 4.56m)

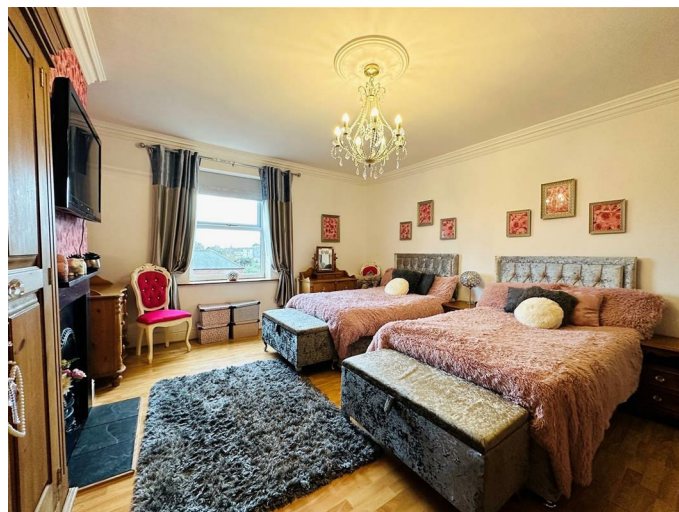


Traditional inset fireplace, cornice and decorative ceiling rose. UPVC double glazed window to the front elevation, giving views over garden and fields beyond. Wood effect flooring and central heating radiator.



### Bedroom Two

17'3" x 16'11" (5.28m x 5.18m)



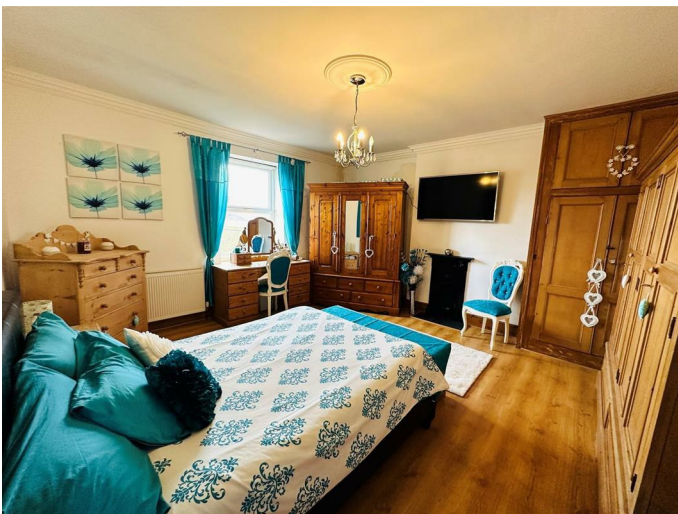
Traditional inset fireplace, cornice and decorative ceiling rose. UPVC double glazed window to the rear elevation. Wood effect flooring and central heating radiator.



Traditional inset fireplace, cornice and decorative ceiling rose. Built-in traditional style wardrobe. UPVC double glazed window to the rear elevation. Wood effect flooring and central heating radiator.



**Bedroom Three**  
16'11" x 14'11" (5.18m x 4.55m)



### Bedroom Four

14'10" x 13'10" (4.54m x 4.23m)



Traditional inset fireplace, cornice and decorative ceiling rose. UPVC double glazed window to the front elevation, giving views over garden and fields beyond. Wood effect flooring and central heating radiator.



### Bedroom Five

16'11" x 10'0" (5.17m x 3.06m)

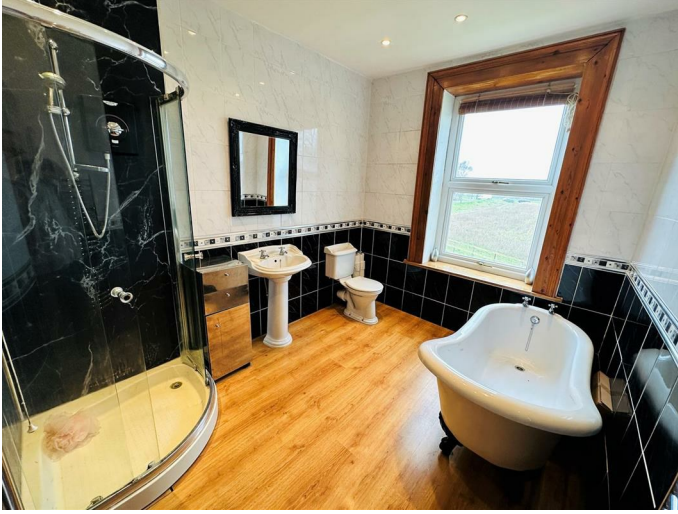


UPVC double glazed window to the rear elevation. Wood effect flooring, central heating radiator and loft access.



## Bathroom

10'0" x 8'1" (3.05m x 2.48m)



Freestanding roll top, claw foot bath with chrome taps over. Chrome trimmed shower cubicle housing 'Gainsborough' black and chrome shower and is wet-walled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. UPVC double glazed window to the side elevation giving views over fields. The room is tiled on all walls to mid-height with wood effect flooring, chrome heated towel rail, electric extractor fan and further loft access.

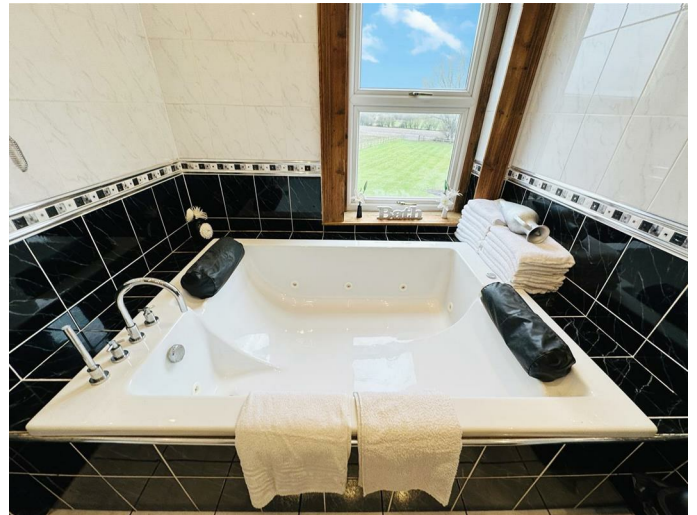


## Family Bathroom

14'10" x 7'10" (4.53m x 2.39m)



Sunken jet system bath, set into tiled surround with chrome mixer tap and retractable chrome shower over. Walk-in shower cubicle housing chrome shower, body jets and is wet-walled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. UPVC double glazed window to the side elevation giving views over fields. The rest of the room is tiled on all walls to ceiling height with tiled flooring, chrome heated towel rail and electric extractor fan.



## Exterior - Front



Pathway running along the front of the property with outside lamps. Laid to lawn garden areas with children's play area. Further flagged patio area to one side of the property. Wrought iron vehicular and pedestrian access gates leading through into the Rear. The front is fully enclosed with brick wall and coping.

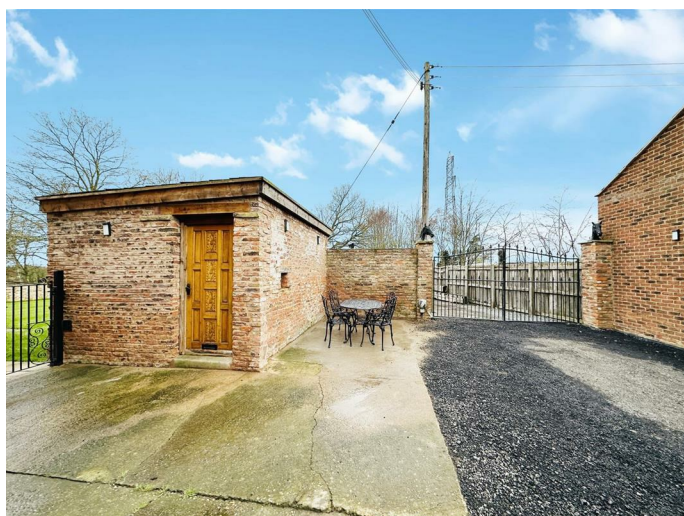


## Rear



Concrete hardstanding with outside lights. Decorative wrought iron pedestrian access gate leading into further

parking area to accommodate several vehicles. This section has further outside lamps with herbaceous and raised timber sleeper borders with mature established trees and shrubs. Driveway with access gate leading into Paddock and further decorative wrought iron pedestrian and vehicular access gates leading into Courtyard. Range of brick-built storage and outbuildings, all benefitting from power. Further decorative wrought iron vehicular and pedestrian access gates leading into further enclosed section housing three purpose built block stables and further store, all with access doors.



## Paddock



Laid to lawn with mature established tree and shrubs, fully enclosed with ranch and post fencing, as well as brick wall. Double pedestrian and vehicular access gates leading onto driveway. Further wrought iron pedestrian and vehicular access gate leading into:

## Property Field



Fully enclosed with post and rail fence, mesh fence and block wall. Established trees and wrought iron pedestrian and vehicular access gate.



## Outbuildings

### Store

34'2" x 17'2" (10.42m x 5.25m)

Timber pedestrian access doors to the front and side elevations. UPVC double glazed windows to the side elevation.

### Garage

21'1" x 18'0" (6.45m x 5.50m)

Double pedestrian and vehicular access doors. Further door leading through into:

### Store

17'2" x 10'6" (5.24m x 3.21m)

### Store

12'0" x 9'5" (3.67m x 2.88m)

Timber pedestrian access door. UPVC double glazed frosted window to the front elevation.

### Ground Floor Accommodation - Store

31'0" x 21'10" (9.45m x 6.67m)

Double pedestrian access timber doors with top section having frosted glass to the side elevation. UPVC double glazed windows to the side elevation. Staircase leading to the First Floor Accommodation.

### Car Port

31'2" x 22'10" (9.52m x 6.96m)

Door leading through into Store.

### First Floor Accommodation - Cinema Room

30'10" x 21'10" (max) (9.40m x 6.66m (max))

UPVC double glazed window to the Front elevation giving views over fields. Decorative wrought iron metalwork overlooking Ground Floor entrance door.

## Directions

From the centre of Selby head out of Selby on the Bawtry Road (A1041) continue down to the mini roundabout, head straight over to the large roundabout, go straight across again towards Camblesforth on the A1041. Go through Camblesforth until you get to the mini roundabout go straight across and continue on into Carlton. Take a right onto Hepworths Lane which turns into Hirst Road. Follow the road for approximately 1.5 miles and the property can be located.

## Tenure

Freehold

## Council Tax: Selby District Council

Band: F

## 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

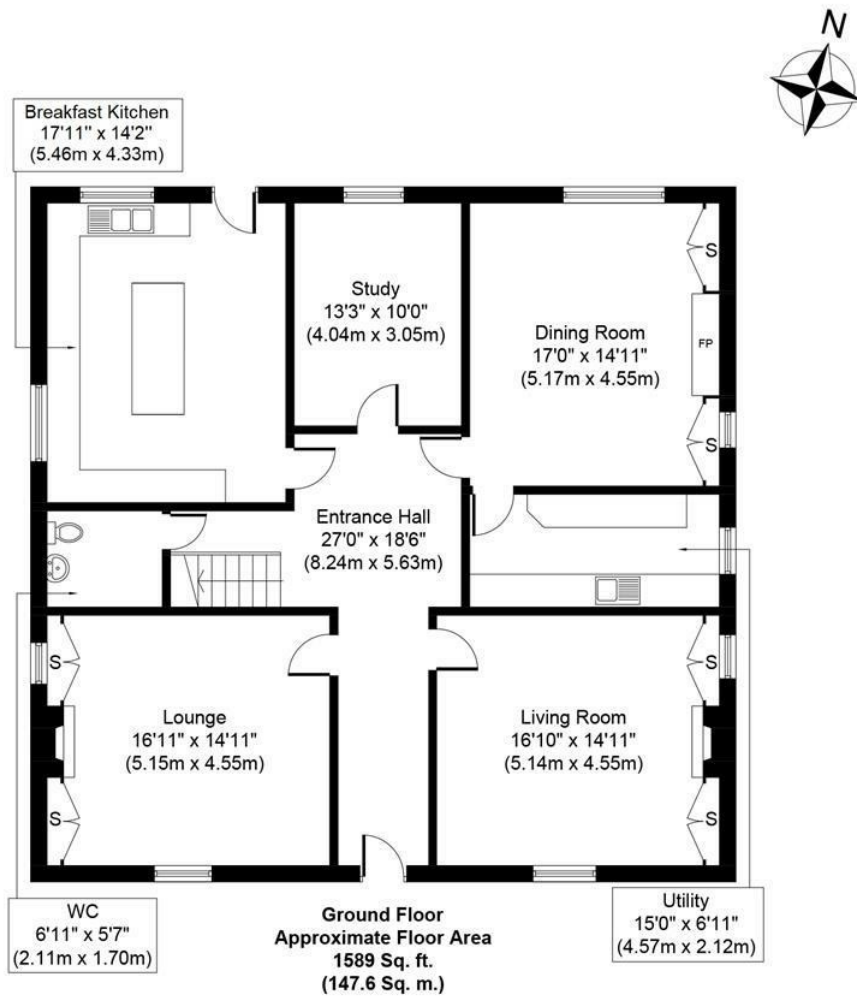
CASTLEFORD - 01977 558480

## **VIEWINGS**

Strictly by appointment with the sole agents.

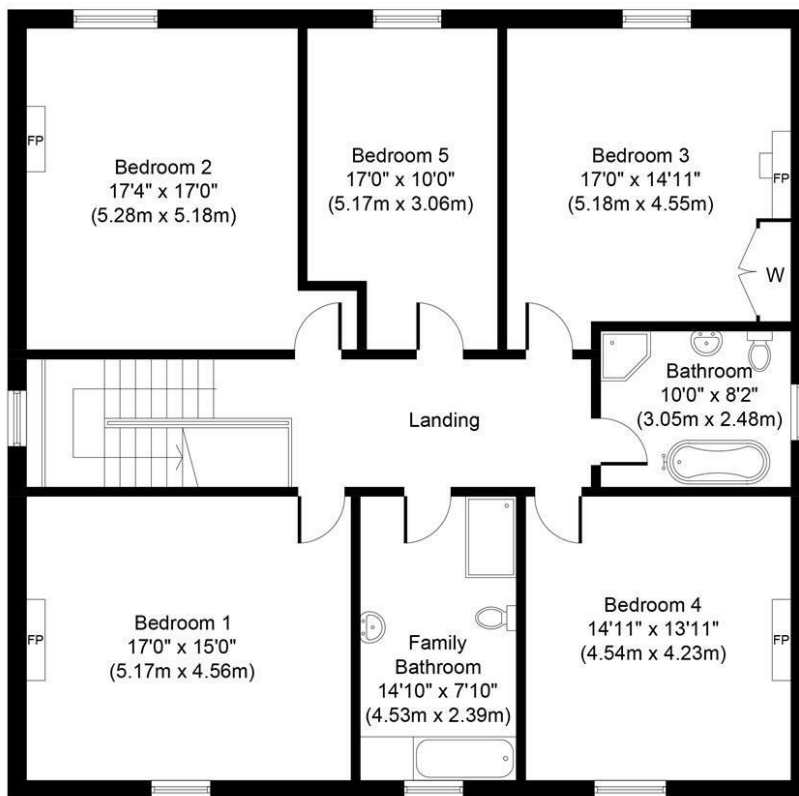
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





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.

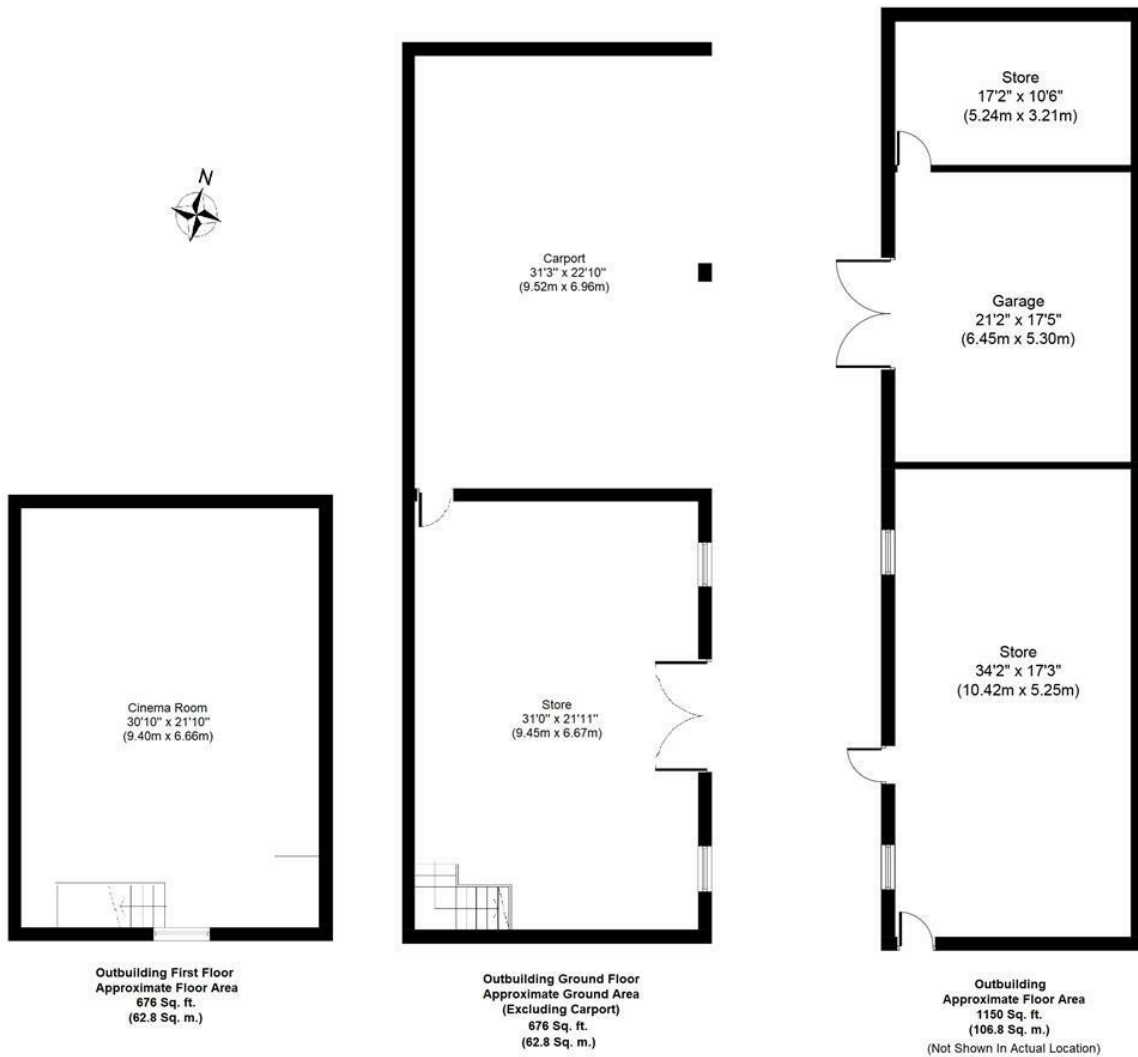
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**First Floor**  
**Approximate Floor Area**  
**1589 Sq. ft.**  
**(147.6 Sq. m.)**

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