

# Park Row



Street Lane, Willitoft, Howden, DN14 7NY

Offers Over £70,000



**\*\* ALLOCATED PARKING \*\* OPEN PLAN LIVING KITCHEN DINING AREA \*\*\*\*** Nestled in the rural Hamlet of Willitoft, between Howden and Bubwith, this park home briefly comprises: Open Plan Living Kitchen Diner, two bedrooms and Shower Room. Externally, the property has a timber decked area and off street parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**





## ACCOMMODATION

### Entrance

UPVC door with full length double glazed panels to the side elevation leading into:

### Open Plan Lounge Kitchen Diner

28'1" x 12'7" max (8.56m x 3.84m max)

### Living Area



UPVC double glazed windows to the front and side elevations. Feature electric fire, central heating radiator and television point.



### Kitchen Dining Area



Range of timber fronted base and wall units with pewter handles. Single bowl sink and drainer with brushed chrome mixer tap over set into wood block effect laminate work surface. Integrated appliances include: double oven, four ring gas hob with brushed steel extractor fan over benefitting from downlighting, washing machine and fridge freezer. Central heating radiator and wood effect flooring. Cupboard housing 'Morco' Series 3 central heating boiler. Doors leading off.





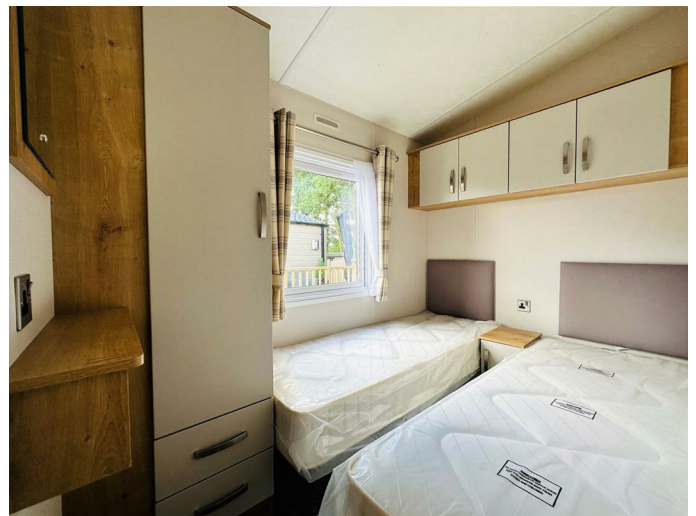
drawer sections and vanity space. Double ottoman bed and central heating radiator. UPVC double glazed window to the rear elevation giving views over fields. Door leading into bathroom.



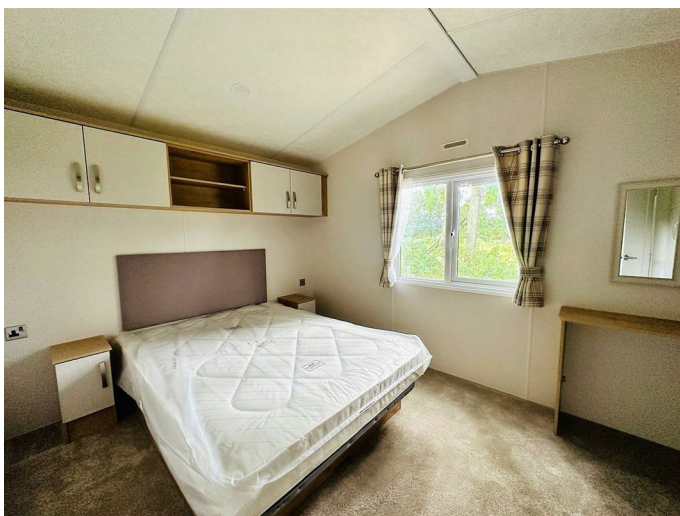
**Bedroom Two**  
8'0" x 5'6" (2.44m x 1.68m)



**Bedroom One**  
12'7" x 9'8" (3.85m x 2.95m)



Two single beds. Built in wood grain effect wardrobes with brushed chrome bowed handles. UPVC double glazed window to the side elevation and central heating radiator.

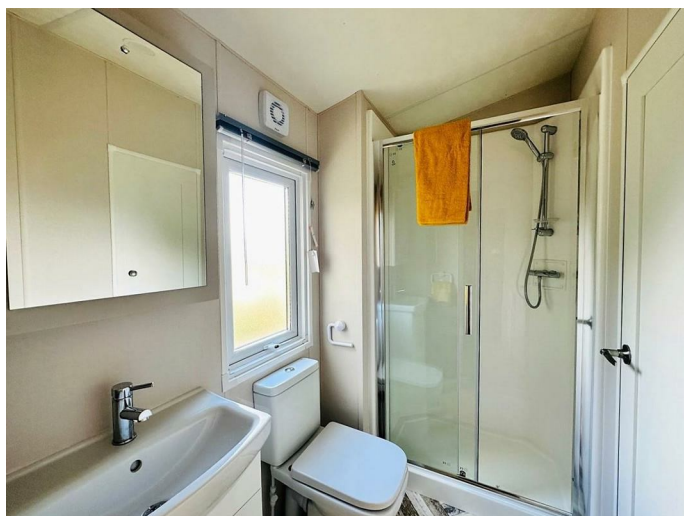


Range of white fronted fitted wardrobes with cupboard,



## Shower Room

7'1" x 4'4" (2.16m x 1.33m)



Shower cubicle with chrome shower and sliding door. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into white high gloss vanity unit. UPVC double glazed frosted window to the side elevation. Heated towel rail and wood effect flooring.

## EXTERIOR



The property is surrounded with raised decked patio giving views over pond and fields. Outside lights and allocated parking space.



## Directions

From our office on Pasture Road head north-west on Boothferry Rd towards Pasture Rd. Then, turn right onto Airmyn Rd/A614. At the roundabout, continue straight onto Boothferry Rd/A614 and go over Boothferry Bridge. At the roundabout, take the 1st exit onto Knedlington Road/ A63. Continue for approx 2.7 miles then turn right towards Green Lane. Bear left onto Green Lane which becomes Rowlandhall Lane. Follow for approx 1 mile and then take a right onto Wood Lane. Finally, after approx 1.2 miles, turn left onto Street Lane where the site is located.

## Tenure: Leasehold

Lease Term: 15 years

Ground Rent: £2950 per annum

## 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, 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.

## 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

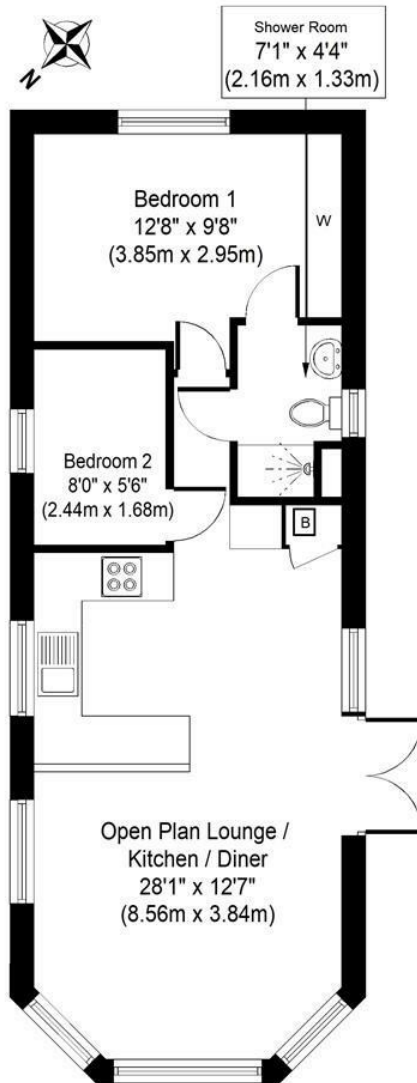
PONTEFRACT - 01977 791133

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.



**Approximate Floor Area**  
471 Sq. ft.  
(43.8 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.  
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**T** 01757 241124  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)