

# Park Row



**Broadmanor, North Duffield, Selby, YO8 5RZ**

**£240,000**



**\*\* DESIRABLE VILLAGE LOCATION \*\* OFF-STREET PARKING \*\*** Situated in North Duffield this detached property briefly comprises: Hall, Lounge, Kitchen Diner and Conservatory. To the First Floor are three bedrooms and Bathroom. Externally, the property has off-street parking to the front and enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE LOCATION 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

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

### Hall



Stairs leading to First Floor Accommodation with handrail. Central heating radiator and door leading into:

### Lounge

18'7"\* x 11'8" (5.68m\* x 3.56m)



\* into bay.

UPVC double glazed bay window to the front elevation. Central heating radiator and television and telephone points. Timber door with full length glass panel leading into:



### Kitchen Diner

16'0" x 14'11" (4.90m x 4.57m)



Range of white base and wall units with chrome handles. Single bowl stainless steel sink and drainer set into granite effect laminate worksurface with tiled splashback. Integrated appliances include: electric oven, induction hob and extractor fan over benefitting from downlighting and dishwasher. Plumbing for washing machine and dryer. Storage cupboard, central heating radiator and wood effect flooring. UPVC double glazed windows to the side and rear elevations. Composite panel effect door with top section having double glazed frosted panel to the side elevation leading to the side of the property. Double doors with single glazed panels leading into:



side and rear elevations. UPVC double glazed door with full length double glazed glass panel to side elevation. Central heating radiator and wood effect flooring.

## FIRST FLOOR ACCOMMODATION

### Landing



Balustrade and spindles. UPVC double glazed window to the side elevation. Loft access, overstairs storage cupboard and doors leading off.

### Bedroom One

11'10" x 8'9" (3.61m x 2.69m)



UPVC double glazed window to the front elevation and central heating radiator.



### Conservatory

10'7" x 7'7" (3.25m x 2.32m)



UPVC double glazed windows and double glazed panels to the



**Bedroom Two**  
11'6" x 8'8" (3.51m x 2.66m)



UPVC double glazed window to the rear elevation and central heating radiator.

**Bedroom Three**  
7'6" x 6'0" (2.29m x 1.84m)



UPVC double glazed window to the rear elevation and central heating radiator.

**Bathroom**  
6'0" x 5'11" (1.83m x 1.82m)



White bath with chrome mixer tap over and chrome shower with chrome controls. Glass shower screen and tiled side. White low flush w.c with concealed cistern and chrome controls. White wash hand basin with chrome mixer tap over set into white high gloss vanity unit with chrome 'T-bar' handles. Chrome heated towel rail, extractor fan and tiled flooring. The room is tiled on all walls to ceiling height. UPVC double glazed frosted window to the front elevation.

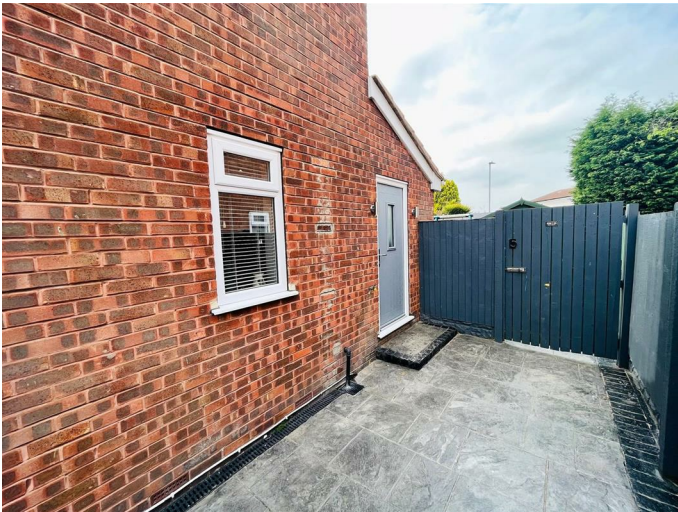
## EXTERIOR

## Front



Storm porch and outside lamp. Driveway running along the front and to the side of the property. Boundaries defined by hedging, timber fence and timber posts.

## Side



Outside tap and outside lamp. Entrance door into Kitchen Diner. Driveway continues along the side running past timber pedestrian access gate, leading into:

## Rear



Driveway continues merging into patio area which steps up onto decking area with stone borders. The decking area steps down to a predominantly lawned garden with stone hedging. Further timber decking and timber pergola to the bottom of the garden with raised planed sleeper borders. Barked area and halogen floodlight on 'PIR' sensor. The rear is fully enclosed with timber fence, concrete posts and brick wall.



## Directions

From Barlby Road (A19) go straight across at the mini roundabout to the next roundabout. Take the first exit on to the A19 signposted for York. Proceed across the next roundabout continuing towards York until you come to the next junction signposted for (A163) Market Weighton. Follow the road all the way down until you reach North Duffield. Take the third left onto Broadmanor and the property can be clearly identified by our Park Row 'For Sale' board.

## Tenure: Freehold

## Local Authority: North Yorkshire Council

Band: C

## HEATING AND 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

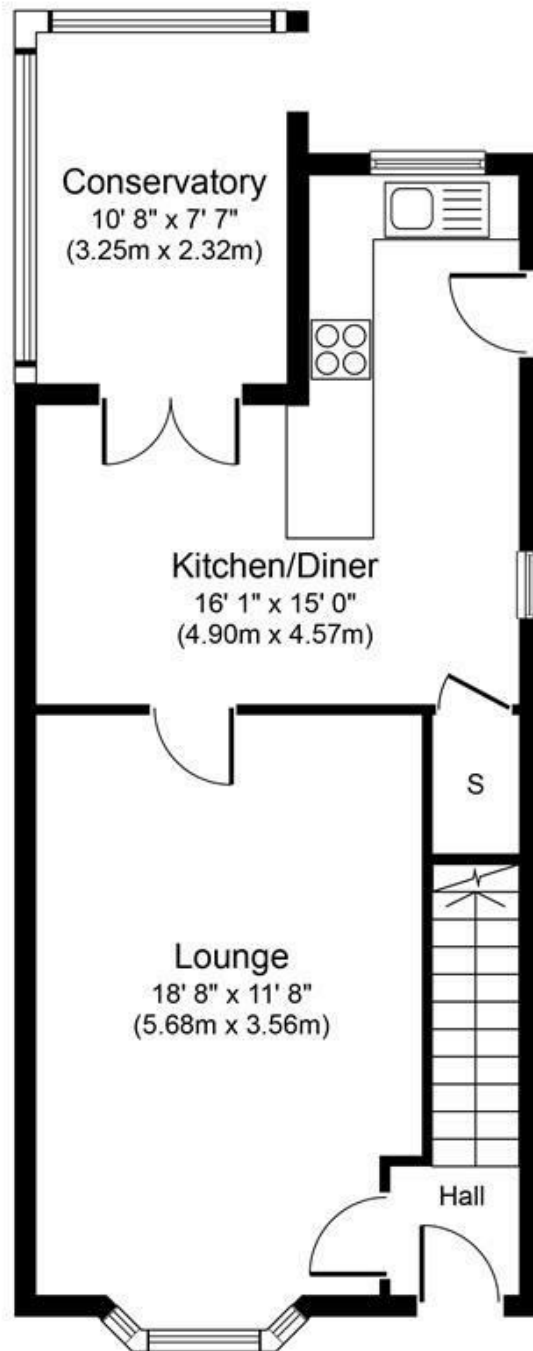
## TENURE, LOCAL AUTHORITY AND TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding 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.

## VIEWINGS

Strictly by appointment with the sole agents.

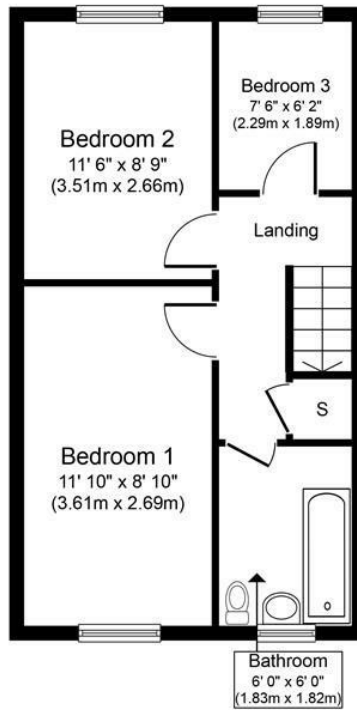
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**537 sq.ft.**  
**(49.9 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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



**First Floor**  
**Approximate Floor Area**  
**396 sq.ft.**  
**(36.8 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.  
 Copyright V360 Ltd 2023 | www.houseviz.com

**T** 01757 241124  
**W** www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
 selby@parkrow.co.uk

