

Park Row

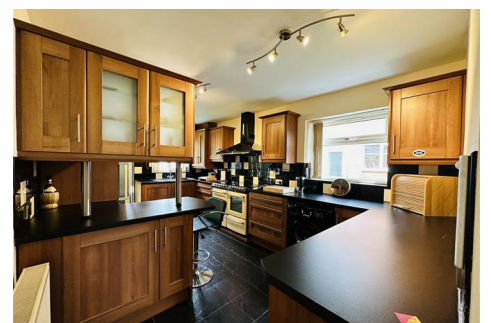


Calf Close, Haxby, York, YO32 3NU

Offers Over £290,000



**** DETACHED POWERED GARAGE ** HIGHLY DESIRED LOCATION **** Situated in the town of Haxby, this charming End Terrace family home briefly comprises: Hallway, Ground Floor WC, Dining Room, Lounge and Kitchen. To the First Floor are three double bedrooms and a Bathroom. Externally, the property benefits from gardens to the front and rear, with a herringbone block brick driveway and a detached garage to provide off-street parking. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS SPECTACULAR FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.**



Ground Floor Accommodation - Hall

9'4" x 6'7" (2.86m x 2.03m)



UPVC door with top section having double glazed frosted panel to the front elevation. Staircase leading to the First Floor Accommodation with balustrade and spindles. Tiled flooring, central heating radiator and doors leading off.

Ground Floor WC

4'11" x 2'10" (1.50m x 0.87m)

White low flush WC with chrome fittings. The room is tiled on all walls to ceiling height with tiled flooring. Extractor fan.

Dining Room

11'10" x 10'5" (3.61m x 3.19m)



UPVC double glazed window to the front elevation giving views over the community green space. Wood effect flooring, central heating radiator and aperture flowing through into:



Lounge

13'10" x 11'10" (4.24m x 3.63m)



Coal effect 'Living Flame' gas fireplace with granite effect back, hearth and timber fire surround. UPVC double glazed patio doors to the rear elevation. Wood effect flooring, central heating radiator, television and telephone points.



Kitchen
 16'1" x 11'5" (max) (4.91m x 3.50m (max))



Range of wood grain effect base, wall, larder and frosted glass display units in a 'Shaker' style. One-and-a-half bowl granite effect sink and drainer with chrome mixer tap, set into granite effect laminate worksurface with tiled splashback and breakfast bar area. Electric and gas cooker point with double electric extractor fan over with downlighting. Integrated 'Bosch' dishwasher and plumbing for washing machine. UPVC double glazed 'French' doors to the rear elevation. UPVC double glazed windows to the side and rear elevations. Tiled flooring and integrated wine rack.

First Floor Accommodation - Landing



UPVC double glazed windows to the front and side elevations. Further balustrade and spindles, loft access and doors leading off.



Bedroom One

13'11" x 11'10" (4.25m x 3.62m)



Bedroom Two

12'5" x 11'6" (3.79m x 3.53m)



UPVC double glazed window to the rear elevation. Built-in white-fronted wardrobe, central heating radiator and telephone point.



UPVC double glazed window to the side elevation, central heating radiator television and telephone points.

Bedroom Three

11'11" x 10'0" (3.64m x 3.05m)



UPVC double glazed window to the front elevation. Built-in open wardrobe and central heating radiator.

Bathroom

6'11" x 6'7" (2.13m x 2.02m)



White panel 'P' shaped bath with chrome mixer tap, chrome shower and shower screen. White floating, low flush WC with hidden cistern and chrome controls. White freestanding wash hand basin with chrome mixer tap, set into vanity unit. UPVC double glazed, frosted window to the side elevation. The room is tiled on all walls to ceiling height. Chrome heated towel rail and extractor fan.

Exterior - Front



Storm porch with outside lamp. Herbaceously planted, laid to lawn garden section with timber fence and timber posts. Decorative herringbone block brick driveway leading along the side of the property, into the rear and to a powered detached garage with an 'Up-and-Over' door. Outside tap to the side of the property.



View Over Community Green Space



Rear



Further laid to lawn garden section with herbaceous borders and mature, established trees and shrubs. The rear is enclosed with timber fence, timber posts and hedging.



TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: City Of York Council

Tax Banding: B

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Fibre Ultrafast (FTTP)

Mobile: 5G

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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.

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.

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.

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.

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

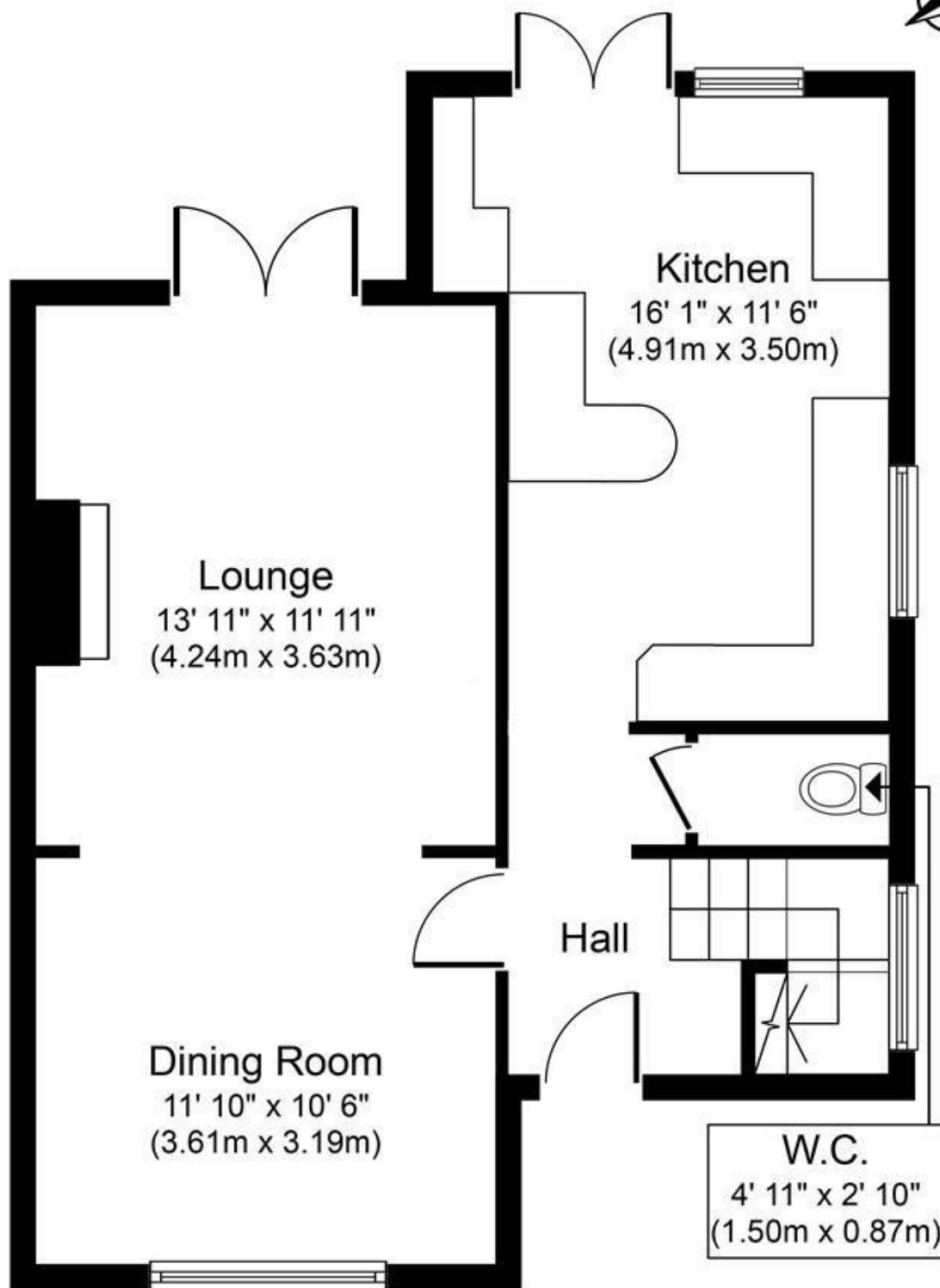
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

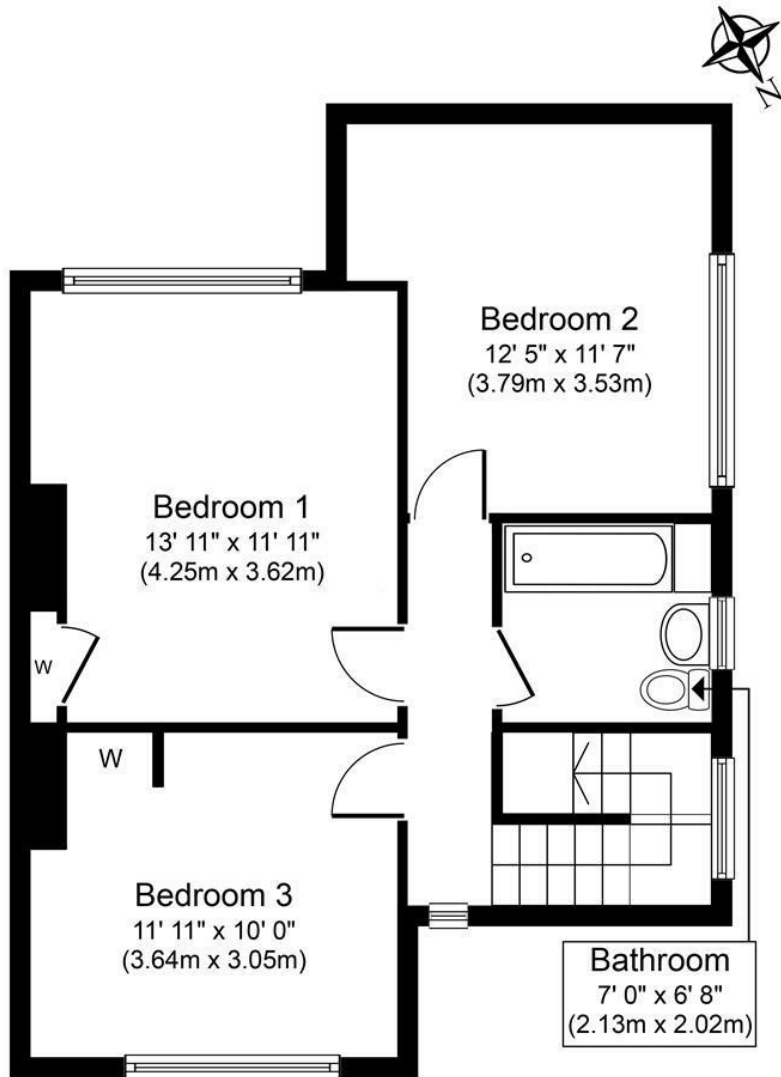




Ground Floor
Approximate Floor Area
557 sq. ft.
(51.8 sq. m.)

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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First Floor
Approximate Floor Area
557 sq. ft.
(51.8 sq. m.)

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