

# Park Row



**Selby Road, Wistow, Selby, YO8 3UT**

**Offers Over £325,000**



**\*\*THREE BEDROOMS\*\*DETACHED FAMILY HOME\*\*** Situated in Wistow this detached property briefly comprises: Hall, Lounge, Kitchen, Dining Room, Ground Floor Shower Room and Conservatory. To the First Floor is one bedroom and Study. Externally, the property has a rear garden with open views, and garage and driveway for off street parking. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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 two double glazed frosted panels to the front elevation leading into:

### Hall

13'11" x 6'7" (4.25m x 2.01m)



UPVC double glazed frosted windows to either side of front door, central heating radiator and stairs leading to First Floor Accommodation with balustrades and turned spindles. Doors leading off.

### Lounge

22'10" x 13'8" (6.96m x 4.19m)



Feature fireplace, uPVC double glazed window to the front elevation, two central heating radiators and television point. Door into Dining Room / Bedroom Four.



### Kitchen

13'6" x 10'8" (4.14m x 3.27m)



Range of wood grain effect base, wall and larder units with

chrome handles. Double stainless steel sink and drainer with chrome mixer tap over set into wood block work surface and tiled splashback. Electric cooker point. UPVC door with top section having double glazed panel leading into the conservatory and uPVC double glazed window to the rear elevation. Tiled flooring down and doors leading off.



### Dining Room

12'11" x 11'7" (3.94m x 3.54m)



UPVC double glazed 'French' doors to the rear elevation flanked by uPVC double glazed windows, and uPVC double glazed frosted windows to side elevation. Central heating radiator and television point. Views over fields.

### Conservatory

13'1" x 11'1" (3.99m x 3.38m)



UPVC double glazed 'French' doors to rear elevation, further uPVC double glazed door to the side elevation and uPVC double glazed windows to side and rear elevations. Polycarbonate roof and tiled flooring. Plumbing for washing machine. Views over fields.



### Bedroom One

12'11" x 12'0" (3.94m x 3.66m)



Range of maple effect fitted wardrobes with timber handles, uPVC double glazed window to rear elevation and central heating radiator. Views over fields.

### Bedroom Two

12'10" x 12'7" (3.93m x 3.86m)



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

### Shower Room

9'8" x 6'3" (2.97m x 1.92m)



Shower cubicle with chrome trimmed sliding door, chrome shower and further fixed head shower over, and is wet walled to ceiling height. White low flush wc with hidden cistern and chrome fittings. White wash hand basin with chrome mixer tap over set into white high gloss vanity unit. White wall mounted storage unit, chrome heated towel rail, extractor fan and uPVC double glazed frosted window to rear elevation. Rest of the room is tiled to ceiling height.



### FIRST FLOOR ACCOMMODATION

## Landing



UPVC double glazed window to rear elevation giving views over fields. Door off into:

## Bedroom Three

14'1" x 10'7" (4.30m x 3.24m)



UPVC double glazed window to rear elevation with views over fields, open front wardrobe and central heating radiator. Door off into eaves.

## Study

8'2" x 7'4" (2.50m x 2.24m)



Double glazed skylight window to side elevation, central heating radiator and telephone point. Doors into eaves.

## EXTERNAL

### Front



Storm porch, outside lamp and pathway running along the front property. Front garden is herbaceously planted, outside electrical points and shared driveway leading from the road onto concrete driveway. Single garage with electric door housing the 'Grant' oil central heating boiler, floodlight on PIR sensor and outside tap. Pathway leading to the:



## Rear



Outside tap, concrete pathway, floodlight on PIR sensor and timber pedestrian access door into the garage. Garden is laid to lawn and herbaceously planted, with boundaries defended by timber fence, concrete posts, concrete gravel boards and stone wall. Flagged patio area running along the rear. Greenhouse and pathway going back to the front.





### Directions

Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Wistow. The property can be clearly identified by our 'For Sale' sign.

### 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.

### TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshrie Council

Tax Banding: D

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.

### 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

### UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: N/A (Oil)

Sewerage: Mains

Water: Mains

Broadband: Ultrafast (FTTP)

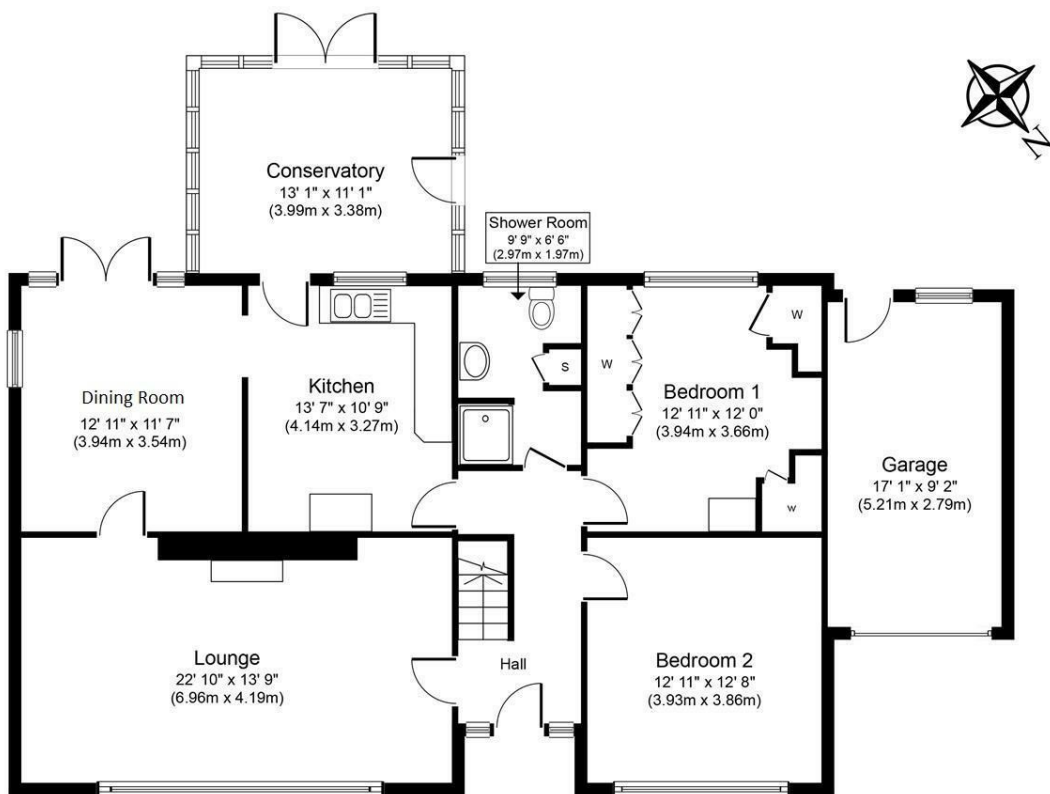
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage 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.

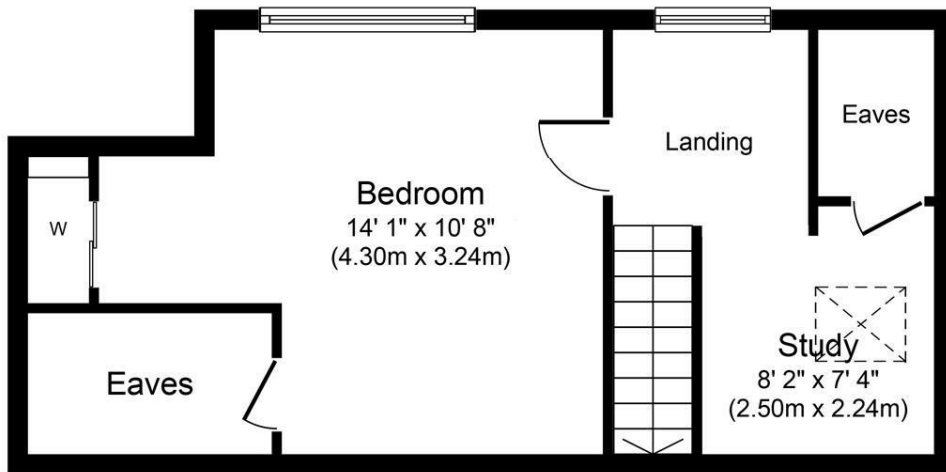


**Ground Floor**  
**Approximate Floor Area**  
**1,393 sq. ft.**  
**(129.4 sq. m.)**

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**  
**397 sq. ft.**  
**(36.9 sq. m.)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	19		

**Energy Efficiency Rating**  
 Very energy efficient - lower running costs  
 A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)  
 All energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 A (02-10), B (11-15), C (16-20), D (21-25), E (26-30), F (31-35), G (36-40)  
 All environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC