

Park Row



Eastfield Lane, Kellington, DN14 0NL

Offers Over £150,000



**** NO UPWARD CHAIN ** OFF STREET PARKING **** Situated in the village of Kellington, this Cottage briefly comprises: Lounge, Kitchen and Bathroom. To the First Floor are two bedrooms. Externally, the property has off street parking space to the rear. **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'.**







Property Summary

Welcome to this charming semi-detached cottage located on Eastfield Lane in the village of Kellington. This delightful property boasts characterful features and a cosy atmosphere that will make you feel right at home.

Situated in a tranquil village location, you can enjoy the peace and quiet of rural living while still being within easy reach of local amenities. Parking is available, ensuring convenience for you and your visitors.

This property would make a perfect first home, or for somebody looking to downsize.

GROUND FLOOR ACCOMMODATION

Hall

18'7" x 9'8" (5.67m x 2.96m)

Lounge

14'2" x 13'2" (4.33m x 4.03m)

Kitchen

10'11" x 10'2" (3.34m x 3.10m)

Bathroom

10'9" x 5'11" (3.28m x 1.82m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

14'7" x 13'8" (4.46m x 4.19m)

Bedroom Two

10'5" x 7'10" (3.19m x 2.41m)

DIRECTIONS

From our Selby branch, head north-east on Micklegate/B1223. Turn right at the 1st cross street onto Water Ln and continue onto Ousegate. Turn right onto New St/A19 and continue to follow A19. Turn left onto Park St/A1041 and continue onto Bawtry Rd/ A1041. At the roundabout, take the 3rd exit onto A63. At the roundabout, take the 1st exit onto Doncaster Rd/A19. At the roundabout, take the 3rd exit onto Weeland Rd/A645. Turn right onto Broach Ln and continue onto Main St. Finally, take a right onto Eastfield Lane. The property can be clearly identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire 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 & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Superfast

Mobile: 4G

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.

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

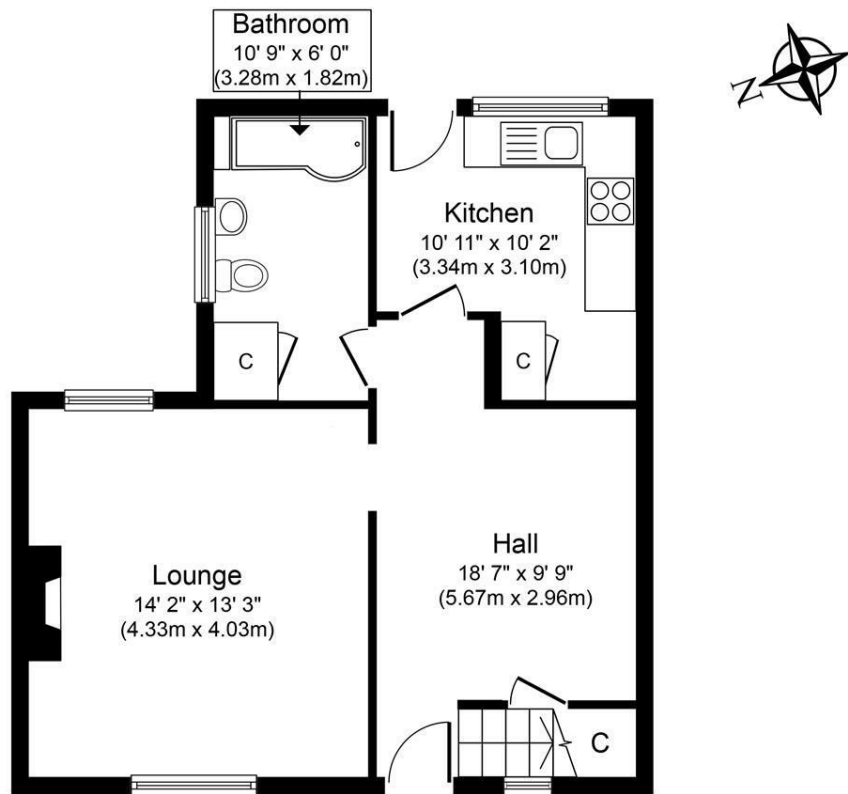
CASTLEFORD - 01977 558480

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.

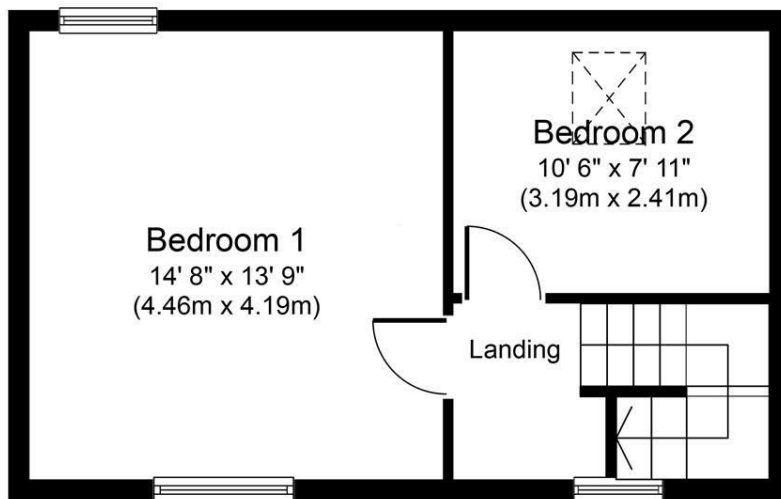




Ground Floor
Approximate Floor Area
518 sq. ft.
(48.2 sq. m.)

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
334 sq. ft.
(31.0 sq. m.)

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