

Park Row

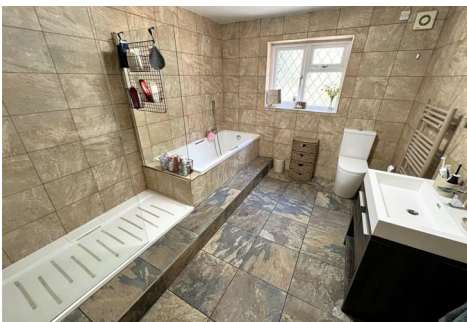


Selby Road, Camblesforth, Selby, YO8 8HX

Offers Over £300,000



**** OFFERING FLEXIBLE LIVING ACCOMMODATION ** IDEAL LOCATION FOR COMMUTER ROUTES ****
Situated on the edge of the village of Camblesforth, which boasts of local businesses and Primary School, this detached bungalow offers scope for either additional rooms for entertaining or working from home, or the flexibility of using rooms for bedrooms. Externally, the property benefits from off street parking and garden with patio area for social gatherings. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.



ACCOMMODATION

Entrance

Composite entrance door with double glazed frosted panels leading into:

Hall

7'9" x 4'9" (2.38m x 1.45m)

UPVC double glazed windows to side elevations, central heating radiator and access to loft. Doors leading off.

Inner Hallway

32'2" x 3'10" (9.81m x 1.17)

Composite door to the side elevation and uPVC double glazed windows to front and rear elevations. Storage cupboard and doors leading off.

Lounge

17'10" x 13'0" (5.44m x 3.97m)



Brushed steel and glass finish inset fireplace. UPVC double glazed bay window to the side elevation, central heating radiator and doors leading off.



Conservatory

13'1" x 8'4" (4.00m x 2.56m)



UPVC double glazed windows to three aspects. UPVC door to the side elevation, tiled flooring and central heating radiators.

Bedroom Four / Dining Room

10'7" x 9'9" (3.24m x 2.98m)



Double glazed timber door and uPVC double glazed window to the side elevation and central heating radiator.

Kitchen

11'7" x 11'7" (3.55m x 3.54m)



White fronted base, wall and larder units with brushed steel handles. One and a half bowl quartz sink and drainer with brushed steel mixer tap over set into marble effect laminate work surface and tiled splashback. Four ring electric hob with electric extractor fan over benefiting from downlighting, electric double oven, wine rack and breakfast bar.



UPVC double glazed window to the side elevation and tiled flooring,. Door leading into:

Utility

8'8" x 4'11" (2.65m x 1.52m)

White fronted base, wall and larder units with brushed steel handles. Marble effect laminate work surface and tiled splashback. Plumbing for washing machine, tiled flooring and timber stable style door to the side elevation.

Bedroom One

11'8" x 11'0" (3.57m x 3.37m)



Fitted wardrobe with triple wooden effect and mirrored sliding doors. UPVC double glazed windows to the rear and front elevations., Television and telephone points and central heating radiator. Door into:

En-Suite w.c

5'6" x 2'2" (1.70m x 0.68m)

White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome taps over. The room is tiled to ceiling height on all walls with tiled flooring and electric extractor fan.

Bedroom Two

13'0" x 11'8" (3.98m x 3.56m)



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

Bedroom Three

11'8" x 10'11" (3.56m x 3.35m)



Fitted wardrobes with sliding doors. UPVC double glazed windows to the front and side elevations and central heating radiator.

Bedroom Five

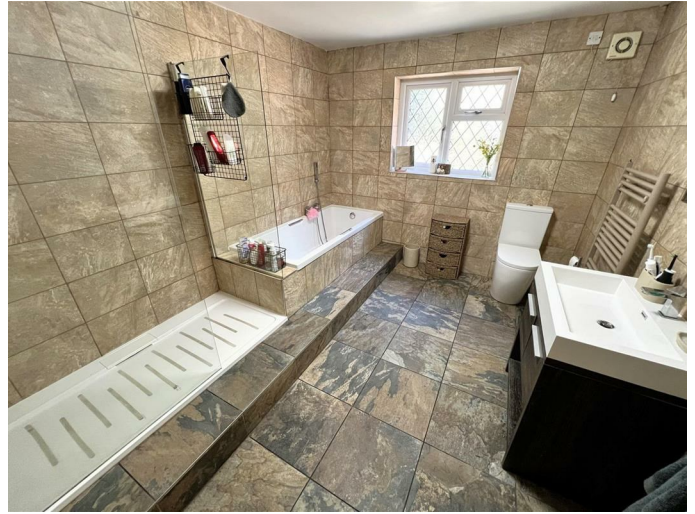
11'8" x 8'7" (3.57m x 2.63m)



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

Bathroom

11'7" x 9'4" (3.54m x 2.86m)



White bath with chrome mixer tap and chrome shower over. Open shower cubicle with chrome fixed head shower and further floating shower head over. White low flush wc with chrome fittings. White wash hand basin set into wood grain effect vanity with chrome mixer tap over. Heated towel rail and electric extractor fan. The room is tiled to ceiling height on all walls with ceramic floor tiling. UPVC double glazed frosted window to the side elevation.

EXTERNAL

Front



Pebbled off street parking, raised flowerbeds and flagged pathway leading away from the property.



Side



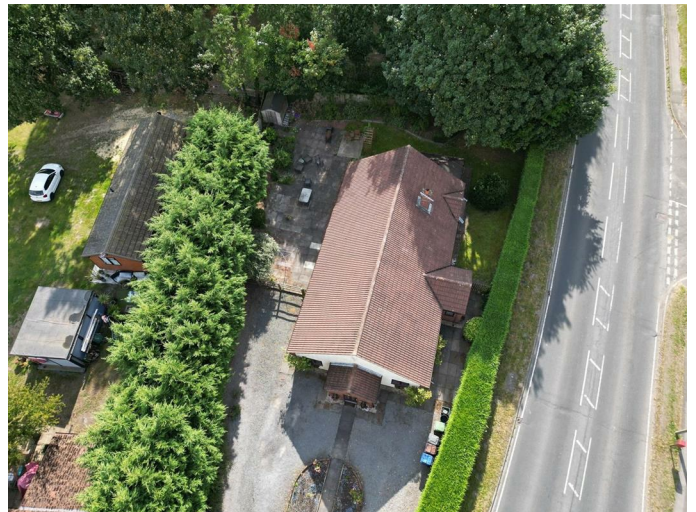
Flagged patio area and timber pedestrian access gate leading into:

Rear



Boundaries defined by timber fence, garden is laid to lawn, outside tap and floodlight on PIR sensor.

Aerial Views



Directions

Leave Selby on the A1041 (signposted Bawtry/Snaith). Continue along the A1041 and upon entering the village of Camblesforth, the property can clearly be identified by our Park Row Properties 'For Sale' Board.

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 Yorkshire Council
Tax Banding: E

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: Ultrafast
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.

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.

VIEWINGS

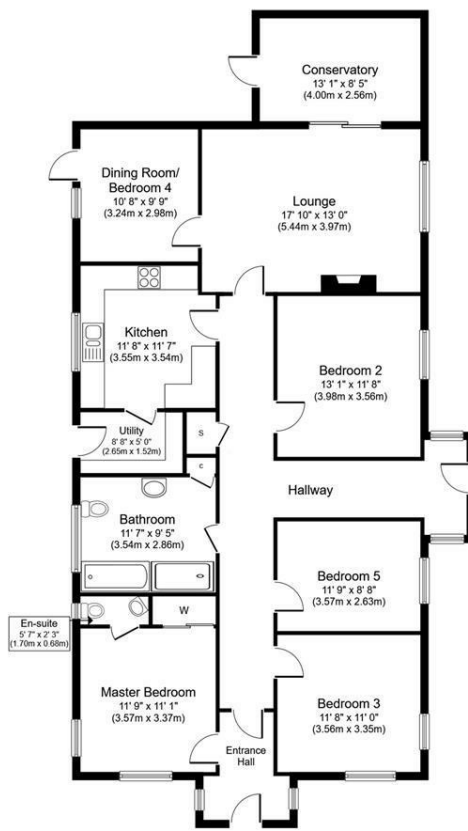
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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

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



Approximate Floor Area
1,629 sq. ft.
(151.3 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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