

Park Row



Chapelfields, Cliffe, YO8 6NW

Offers Over £210,000



****FITTED WARDROBES**VILLAGE LOCATION**** Situated in Cliffe, this Semi-Detached Family Home briefly comprises: Entrance Hall, Ground Floor w.c, Lounge Diner, Kitchen and Study / Bedroom Four. To the First Floor are three bedrooms and a Bathroom. Externally, the property has an enclosed rear garden and off street parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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 section having three double glazed frosted panels to the front elevation leading into:

Hall

7'11" x 6'5" (2.42m x 1.96)



Stairs leading to First Floor Accommodation with balustrade and spindles, telephone point and doors leading off.

Lounge Diner

20'2" x 11'1" (6.16m x 3.40m)



Solid fuel fire with cast surround and slate hearth, uPVC double glazed bay window to front elevation, television point and central heating radiator. Double glazed uPVC window with full length uPVC sliding patio door to rear elevation leading into:



Conservatory

24'0" x 12'5" (7.34m x 3.80m)



UPVC double glazed patio doors to rear and side elevations, uPVC double glazed units to side and rear elevations and polycarbonade roof. Plumbing for washing machine and door into hallway.

Kitchen

10'3" x 8'8" (3.13m x 2.65m)



Range of cream fronted base and wall units with brushed chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Integrated appliances include; electric oven, four ring 'Smeg' ceramic hob with brushed steel electric extractor fan over benefiting from downlighting, underlighting to wall units, fridge and wine rack. UPVC double glazed window to rear elevation, central heating radiator and door leading into:



Rear Hallway

9'0" x 2'11" (2.75m x 0.89m)

Door into storage cupboard and further door into:

Ground Floor w.c

4'11" x 2'7" (1.51m x 0.80m)



White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to side elevation and 'Glow-Worm' boiler.

Study / Bedroom Four

9'2" x 8'4" (2.81m x 2.55m)



UPVC double glazed window to front and side elevations and central heating radiator.



First Floor Accommodation

Landing

UPVC double glazed window to rear elevation, two storage cupboards and loft access. Doors leading off.

Bedroom One

13'6" x 11'7" (4.14m x 3.55m)



Range of fitted wardrobes, door into storage cupboard, two uPVC double glazed windows to front elevation and central heating radiator.



Bedroom Two

11'8" x 11'2" (3.57m x 3.41m)



Door to storage cupboard, uPVC double glazed window to front elevation and central heating radiator.



Bedroom Three

8'5" x 8'5" (2.57m x 2.57m)



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

Bathroom

7'10" x 5'11" (2.40m x 1.81m)



White panel bath with chrome mixer tap and chrome shower over with chrome trimmed shower screen. White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over set into granite effect work surface and vanity below. The room is tiled on all walls to coving height. UPVC double glazed frosted window to rear elevation, extractor fan and white heated towel rail.

EXTERNAL

Front



Storm porch, outside lamp and decorative herringbone pathway leading away from the property. Herbaceously planted garden in two sections and boundaries defined by brick wall and coping. Decorative herringbone brick blocked driveway leading down side of property.

Side

Floodlight on PIR sensor and timber pedestrian access gate leading to the:

Rear



Flagged patio area leading to further decorative stoned area, central and side herbaceously planted borders and mature established trees and shrubs. Outside tap. Second section of garden includes; timber decked patio area and sunken pond. Fully enclosed with brick wall, fencing and hedging.



then turn right onto Water Lane. At the traffic lights, turn left to be on the A19. At the roundabout, go straight ahead to stay on the A19. At the second roundabout, take the first exit to stay on the A19. At the third roundabout, take the third exit to A63/Hull Road. Finally, take a left onto York Road and the property can 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: A

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: Superfast

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



DIRECTIONS

From our Selby branch, head north-east towards Micklegate,



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

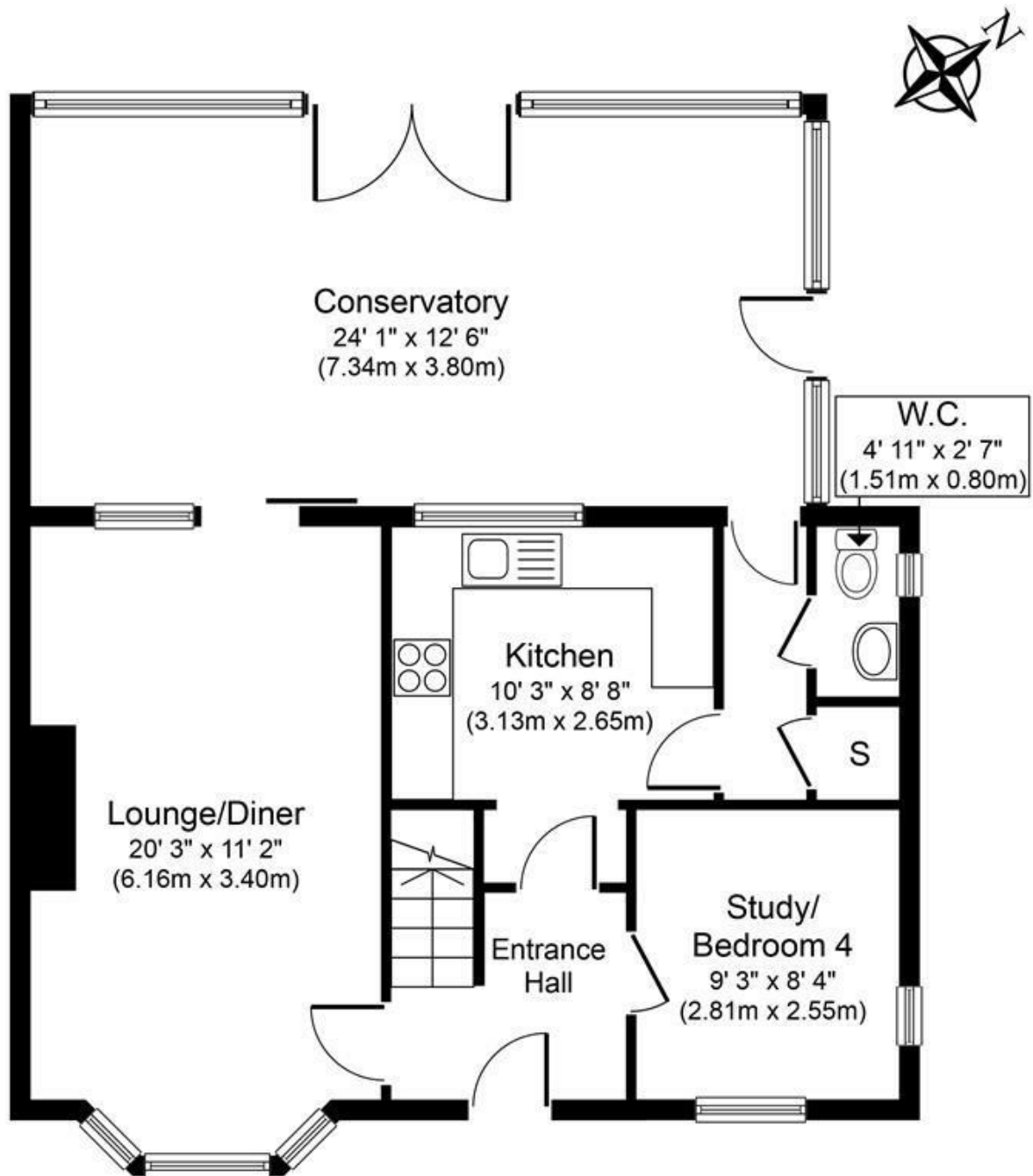
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





Ground Floor
Approximate Floor Area
840 sq. ft.
(78.0 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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