

Park Row



West Lane, Burn, Selby, YO8 8LR

£375,000



**** OVERLOOKING FIELDS FROM SOUTH-FACING REAR GARDEN ** SPACIOUS DOUBLE GARAGE AND WORKSHOP **** Situated in the village of Burn, with excellent access to commuter links, this detached family home offering potential for flexible layout and modernisation, briefly comprises: Hall, Inner Hall, Lounge Diner, Kitchen, Store, Dining Room/Bedroom, three further double bedrooms, with the Master Bedroom having Dressing Area opening onto South-Facing Garden and Shower Room. In addition, this substantial property benefits from Double Garage and Workshop area which also incorporates a Utility Room. Externally there is a further detached, brick built garage, parking for multiple vehicles and a rear garden with far reaching views over countryside. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**



ACCOMMODATION: Entrance

Composite panel effect door with top section having double glazed frosted panels to the front elevation leading into:

Hall

8'3" x 3'8" (2.52m x 1.12m)



Wood effect flooring, central heating radiator and door leading into:

Inner Hall

Doors leading off and central heating radiator. Keypad for intruder alarm, wood effect flooring and storage cupboard. Aperture leading into:

Kitchen

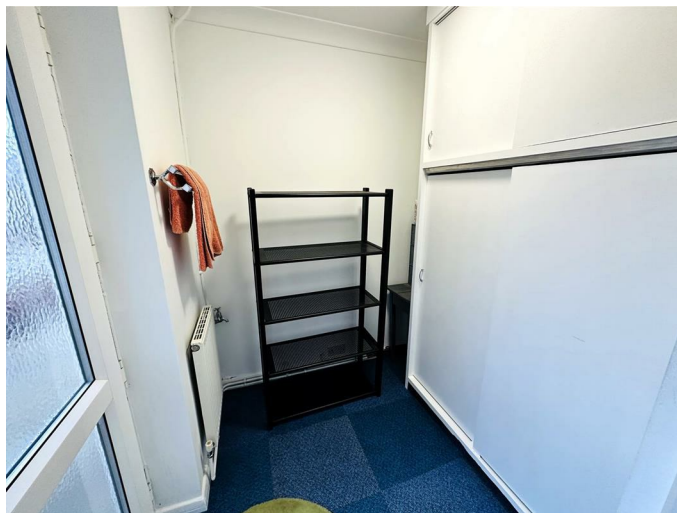
14'3" x 7'5" (4.36m x 2.27m)



Range of timber fronted base and wall units. One and a half bowl white sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Integrated appliances include: four ring gas hob with extractor fan over benefitting from downlighting, fridge-freezer, 'Neff' electric oven and microwave. Plumbing for dishwasher. UPVC double glazed window to the rear elevation giving views over garden and fields beyond. Door leading into Lounge Diner . UPVC door with top section having double glazed frosted unit leading into:

Rear Lobby

6'0" x 5'8" (1.85m x 1.73m)



White fronted built-in cupboards with chrome handles and central heating radiator. UPVC door with top and bottom sections having double glazed frosted panels to the side elevation.

Lounge Diner

26'4" 17'6"* maximums (8.05m 5.35m* maximums)



Bedroom One with Dressing Area

22'7" x 8'11" maximum on two tiers (6.90m x 2.74m maximum on two tiers)



*Being L-shaped

Wall mounted gas fire. UPVC double glazed bow windows to the rear and side elevations overlooking the rear garden and fields beyond, with additional double glazed window to the side elevation. Television and telephone points and central heating radiators.



Fitted wardrobes with mirror fronted sliding doors. UPVC double glazed patio doors flanked with full length double glazed unit opening onto the rear, South-facing garden. Central heating radiators.

Dining Room/Bedroom Two 12'5" x 12'1" (3.81m x 3.69m)



Coal effect 'Living Flame' gas fire. UPVC double glazed bow window to the front elevation. Central heating radiator and plate rail.

Bedroom Three 10'5" x 8'7" (3.19m x 2.64m)



UPVC double glazed window to the front elevation giving views over fields and towards Brayton Barff and central heating radiator.

Bedroom Four

9'10" x 8'7" (3.01m x 2.63m)



UPVC double glazed window to the front elevation, fitted wardrobe with sliding doors and central heating radiator.

Shower Room

9'2" x 5'4" (2.80m x 1.65m)



Walk-in with chrome trimmed glass screen and white and chrome shower over. This area is wet-walled to coving height with the rest of the room being tiled to mid-height. Low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over. Double glazed frosted windows to the rear elevation. Central heating radiator.

EXTERIOR: Front



Outside lamp. Decorative herringbone brick blocked driveway running across the front of the home and down one side leading to detached bricked built garage benefitting from power, with up and over door, uPVC double glazed window to the rear elevation and outside lamp.



To the other side of the property further decorative herringbone brick blocked driveway leading to the Double Garage. The front garden is laid to lawn with herbaceous borders and further pebbled herbaceous border. To each side of the property are pedestrian access gates giving access to the rear of the property.

Rear



Giving views over fields and Burn cricket field beyond. Outside lamps. Various flagged pathways and patio areas. Sunken pond. The garden is laid to lawn with raised herbaceous borders,.



The area is fully enclosed with hedging and timber fencing, concrete posts and gravel boards. Timber Summer House benefitting from power. Additional workshop with power, lighting, keypad for intruder alarm and extractor fan. UPVC double glazed windows to the front and rear elevations.



Garage/Workshop

42'11" x 19'9"* maximums (13.09m x 6.03m* maximums)

* Being L-shaped

Double electric roller door to the front elevation and additional up and over door to the side elevation, both accessible via driveway. To the rear; uPVC door with top section having double glazed frosted panel.. UPVC double glazed frosted window to the side elevation. The area benefits from power and lighting and mechanic pit. Hot and cold taps. Keypad for intruder alarm. Door into:

Utility Room

11'0" x 5'11" (3.36m x 1.82m)

Housing 'Glo-worm' central heating boiler. Plumbing for washing machine and storage. UPVC double glazed frosted windows to the rear and side elevations. Stainless steel sink and drainer with tiled splashback set into storage unit with chrome taps.

Directions

From our Selby office go along Gowthorpe and at the traffic lights take the A19 heading towards Doncaster. Follow the A19 through the village of Brayton and at the roundabout take the 2nd exit still heading towards Doncaster. Continue into the village of Burn where West Lane can be found on the right hand side before leaving the village. The property can be clearly identified by the Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

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

Heating: Gas

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.

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.

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

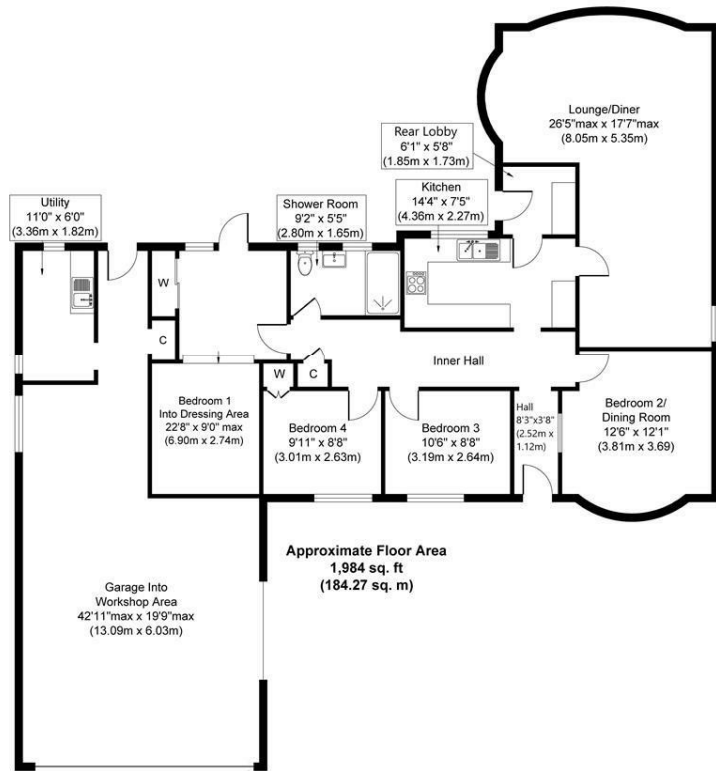
CASTLEFORD - 01977 558480

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.





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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