

Park Row



Chester Court Lane, Camblesforth, Selby, YO8 8JD

Offers Over £600,000



Nestled on the outskirts of the charming village of Camblesforth, within minutes of Selby town centre and transport links to A1041, M62, A1/M1 links. This impressive home, is set within approximately one acre of grounds and boasts of stunning views across open fields and countryside. Designed with flexibility in mind, the home offers spacious accommodation that can cater to a variety of family needs, with up to five bedrooms.

The property comprises a welcoming Boot Room, a stylish Kitchen Diner, a practical Utility Room, a Ground Floor W.C., an Office/Bedroom Five, a cozy Lounge, a Snug, and a delightful Sun Room. Upstairs, there are four bedrooms, two of which feature en-suite bathrooms, along with an exceptional family bathroom.

Outside, the property is approached via a sweeping horseshoe driveway, leading to a garage with an additional store room. The established grounds are complete with patio areas and even a chicken coop, offering the perfect setting to embrace semi-rural living.

This is more than a house – it's a lifestyle opportunity.



GROUND FLOOR ACCOMMODATION: Entrance

Composite panel effect door with centre double glazed panel to the front elevation leading into:

Boot Room

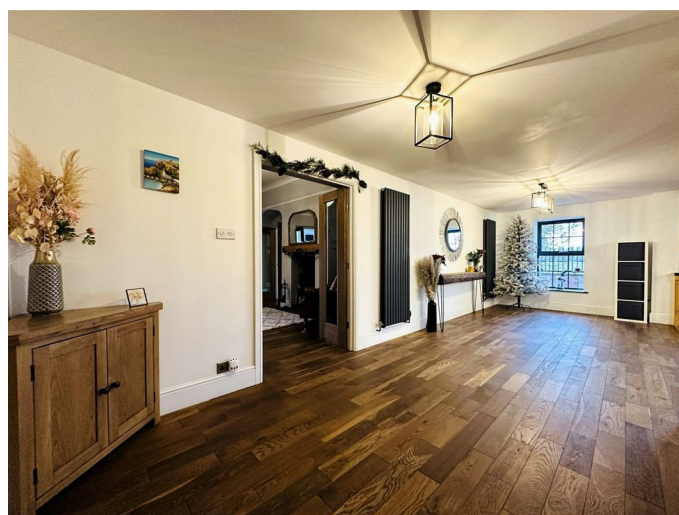
14'10" x 6'7" (4.54m x 2.03m)



Entrance door flanked by double glazed units to the front elevation. Tiled flooring. Door leading into Integral Garage. Door into:

Kitchen Diner

32'2" x 26'6" (9.81m x 8.08m)



Range of base, wall and larder units with pewter dimple effect handles. 'Royal Dalton' one and a half bowl white ceramic sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Electric cooker point. Integrated dishwasher and wine rack. UPVC double glazed windows to the rear elevation giving views over open fields and uPVC double glazed window to the front elevation looking through into Boot Room. Wall mounted contemporary central heating radiators. Feature beams to ceiling and wood effect flooring. Television point. Double doors leading into Snug and further doors leading off, including one into:

Utility

8'6" x 5'10" (2.60m x 1.78m)



Grey front base and wall units with brushed chrome 'T-bar' handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with matching upstand. Plumbing for washing machine. Wood effect tiled flooring. UPVC double glazed window to the rear elevation giving views over open fields. Central heating radiator.

Ground Floor W.C

8'8" x 5'6" (2.65m x 1.70m)



White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome mixer over with tiled splashback and extractor fan.

Lounge

23'6" x 16'9" (7.17m x 5.13m)



UPVC double glazed windows to the front elevation giving views over fields. Contemporary wall mounted central heating radiators. Telephone and television points.



Snug

15'8" x 11'2" (4.80m x 3.41m)



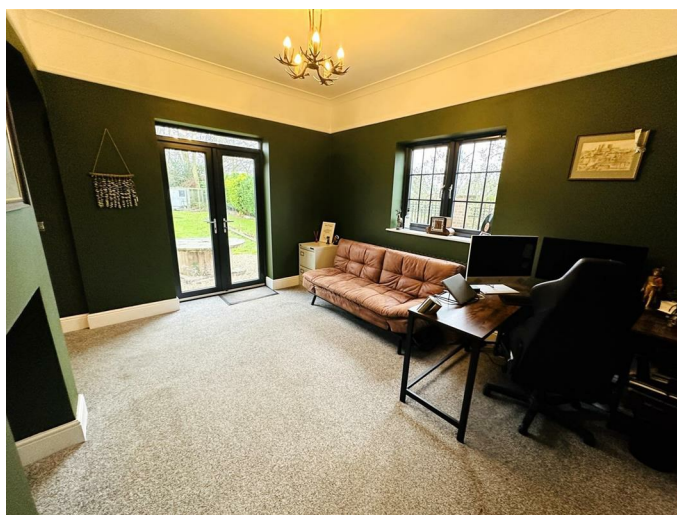
Multi-fuel stove inset to fireplace with tiled hearth. Stairs leading to First Floor accommodation with balustrade and turned spindles, picture rail and storage cupboard. Central heating radiator and wood flooring.



Two sets of Double doors with centre sections being single glazed, one opening into Sun Room and one opening into:

Office/Bedroom Five

14'6" x 12'3" (4.44m x 3.75m)



UPVC double glazed 'French' style doors to the rear elevation and uPVC double glazed window to the side elevation giving views over fields, central heating radiator and picture rail.

Sun Room

21'10" x 14'5" (6.66m x 4.40m)



Open aspect ceiling. UPVC double glazed patio doors, full length double glazed panel and skylight to rear elevation giving views over fields. Timber framed double glazed skylight windows to the front and rear elevation. Contemporary wall mounted central heating radiators and wood effect flooring.



FIRST FLOOR ACCOMMODATION: Landing

Set onto two tiers. UPVC double glazed windows to the front and side elevations, loft access, central heating radiator and doors leading off.

Bedroom One

15'5" x 14'0" (4.70m x 4.28m)



UPVC double glazed window to the rear elevation giving spectacular views over open fields. Television point and central heating radiator. Door into:

En-Suite

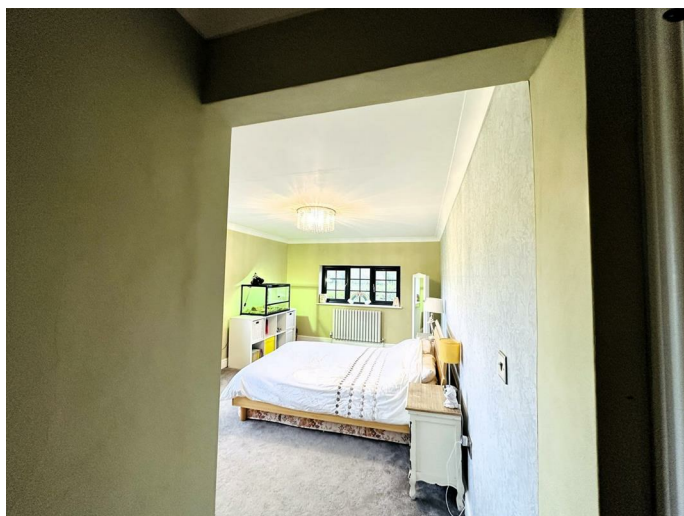
11'6" x 6'9" (3.53m x 2.07m)



White 'jet system' bath with panelled side, chrome mixer tap with shower attachment over and further 'Triton' electric shower. Chrome trimmed shower screen. This area is tiled to ceiling height. White low flush w.c with concealed cistern and chrome controls set into vanity unit. White wash hand basin with chrome mixer tap over set into vanity unit with tiled splashback. Central heating radiator. UPVC double glazed frosted window to the rear elevation.

Bedroom Two

19'2" x 10'7" (5.86m x 3.23m)



UPVC double glazed windows to both front and side

elevations giving views over open countryside. Built-in wardrobes, loft access and central heating radiator. Door into:

En-Suite

7'2" x 7'0" (2.20m x 2.15m)



Shower cubicle with chrome trimmed sliding door and chrome shower over. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The room is tiled on all walls to mid-height. UPVC double glazed window to the side elevation. Chrome heated towel rail and extractor fan.

Bedroom Three

13'4" x 8'11" (4.08m x 2.72m)





Bedroom Four

10'11" x 6'11" (3.33m x 2.13m)

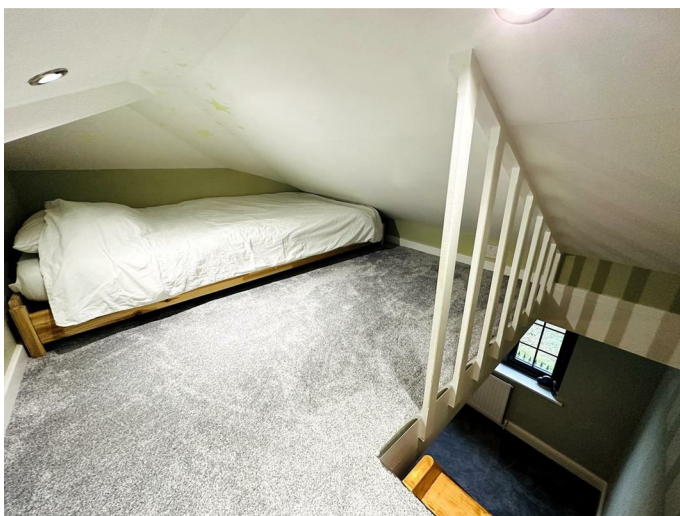


UPVC double glazed window to the front elevation giving views over fields and central heating radiator.



Family Bathroom

9'10" x 12'6" maximums (3.02m x 3.83m maximums)



UPVC double glazed window to the rear elevation with views over fields, central heating radiator and staircase leading up onto mezzanine.



Set on two tiers. White claw-footed free-standing, roll top bath with freestanding chrome mixer tap with shower attachment over. Walk-in shower cubicle with fixed head shower and additional attachment and inset chrome controls. Chrome trimmed glass screen. The area is wet-walled to ceiling height. Feature beams. White low flush w.c with concealed cistern and chrome controls and wash hand basin with chrome mixer tap over, set into floating effect vanity unit with chrome handles and herringbone tiles splashback. White heated towel rail and inset shelving area. Tiled effect wood flooring.



EXTERIOR: Integral Garage

19'10" x 16'6" (6.07m x 5.03m)

Internally, accessed via Boot Room. Electric roller door with power and lighting. Further door into:

Store

12'9" x 8'5" (3.89m x 2.59)

With power and lighting and uPVC double glazed window to the rear elevation.

Grounds



Yorkshire stone flagged driveway with decorative stoned areas. Outside lamps, floodlight, electrical point and multiple floodlights on 'PIR' sensors surrounding the property. The area is fully enclosed with brick wall and decorative wrought iron metal work. Decorative pedestrian access gate and double vehicular and access gate. Additional gate leading into garden area which is predominately laid to lawn with established trees and shrubs, which is fully enclosed with timber fence and concrete posts. Timber vehicular and pedestrian access gates to provide further storage area for motor home/caravan or additional vehicles.

Along the side of the property is with decorative stone pathway running along the rear and patio area. This in turn leads to garden to other side of the property which is lawned with 'sleeper' edgings. The area is fully enclosed with timber fence, concrete posts, gravel boards and hedging. Chicken run and further blocked storage shed. Circular flagged patio area with twin outside lamps. Pathway leading to the front of the property which is access via decorative wrought iron pedestrian access gate.







Continue along the A1041 and after the turning for Burn Road, turn left onto Chester Court Lane where the property can clearly be identified by our Park Row Properties 'For Sale' Board.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: LPG
Sewerage: Septic Tank
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.



TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire 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.

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.



Directions

Leave Selby on the A1041 (signposted Bawtry/Snaith).



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

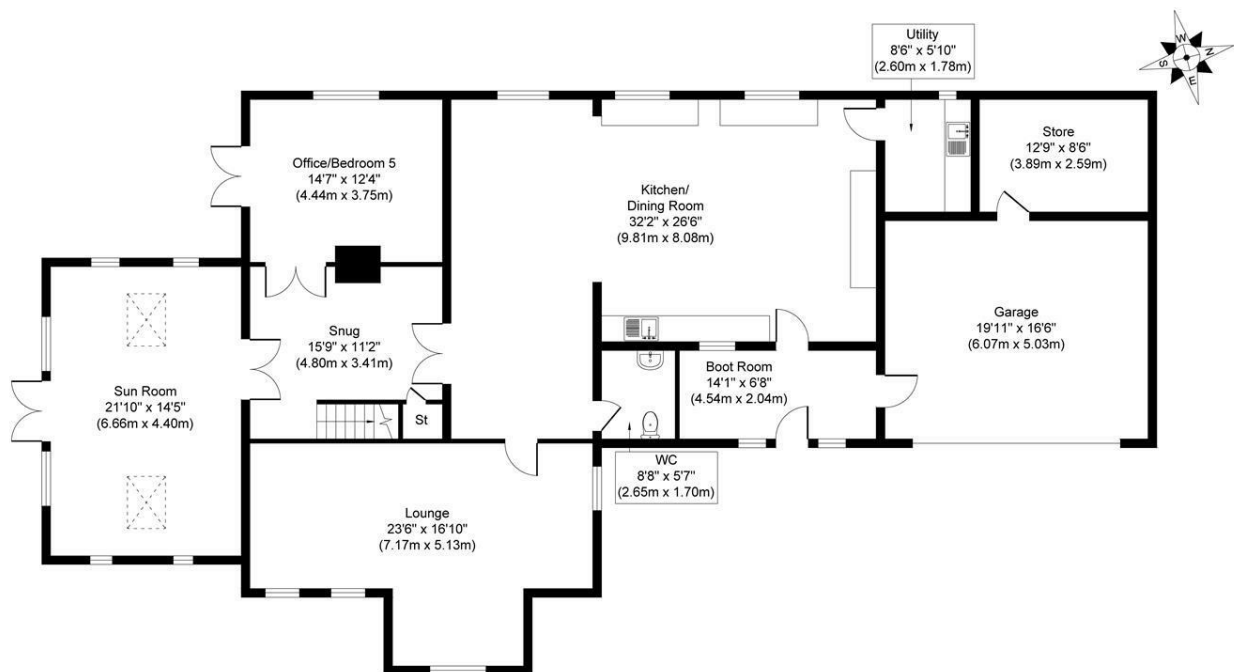
CASTLEFORD - 01977 558480

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.

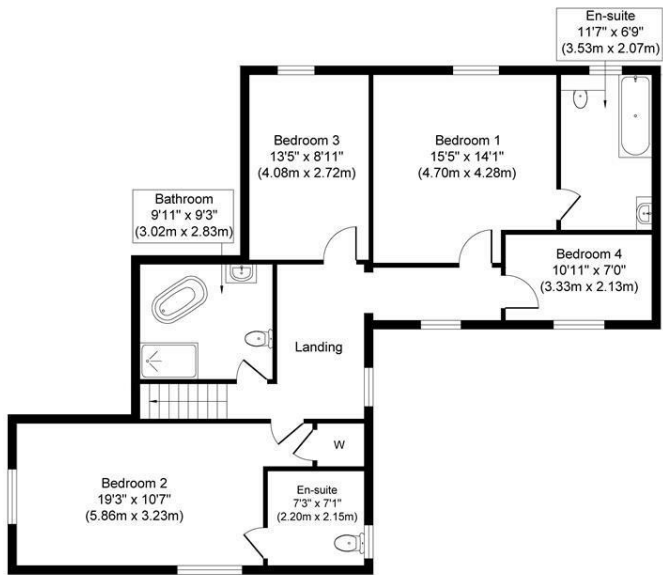




Ground Floor
Approximate Floor Area
2425 sq. ft
(225.33 sq. m)

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
988 sq. ft
(91.77 sq. m)

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