

Park Row



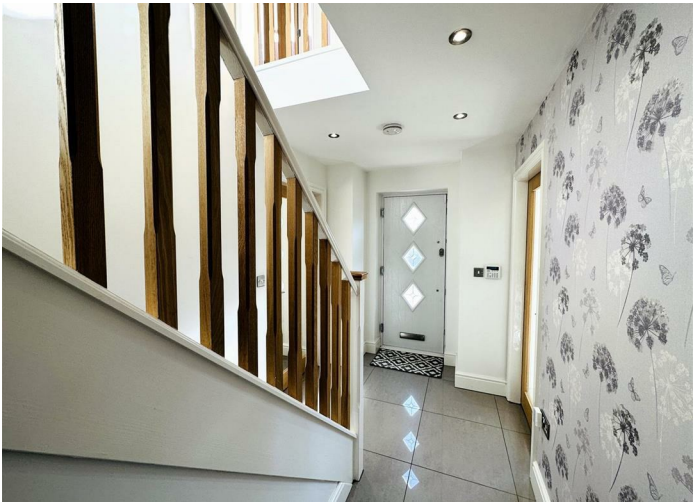
Brier Lane, Newland, Selby, YO8 8PS

Offers Over £400,000



**** RURAL LOCATION ** IMPOSING FAMILY HOME ** OFF STREET PARKING **** Situated in the desirable village of Newland, this four bedroom detached property briefly comprises: Hall, Ground Floor w.c., Study, Lounge, Kitchen Diner and Utility. To the First Floor: four double bedrooms with en-suite to two and separate family Bathroom. Externally, the property benefits from Garage with electric roller door, off street parking and professionally landscaped gardens. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THE PROPERTY ON OFFER. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**















PROPERTY SUMMARY

Situated in the charming village of Newland, this impressive four-bedroom detached home offers spacious and well-appointed accommodation, perfect for modern family living. The ground floor comprises a welcoming entrance hall, a study ideal for home working, a convenient W.C., a generous lounge, and a stylish open-plan kitchen diner and further utility room. Upstairs, there are four well-proportioned double bedrooms, two of which benefit from en-suite shower rooms, alongside a contemporary family bathroom. Externally, the property boasts an attached garage with electric roller door and parking for approximately three vehicles at the front. Both the front and rear have been professionally landscaped, and the enclosed rear garden features a block-paved seating area, lawned section, and picturesque views over open fields, providing a perfect setting for relaxation and entertaining.

GROUND FLOOR ACCOMMODATION

Hall

15'5" x 6'2" (4.71m x 1.89m)

Ground Floor w.c

Study

9'6" x 5'5" (2.91m x 1.66m)

Lounge

15'8" x 15'5" (4.78m x 4.70m)

Kitchen Diner

27'11" x 13'8" (8.52m x 4.17m)

Utility

9'2" x 7'3" (2.80m x 2.23m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

15'4" x 13'5" (4.68m x 4.11m)

En-Suite

8'0" x 3'9" (2.45m x 1.16m)

Bedroom Two

12'8" x 12'2" (3.87m x 3.71m)

En-Suite

7'8" x 2'11" (2.34m x 0.90m)

Bedroom Three

15'4" x 13'5" (4.69m x 4.10m)

Bedroom Four

14'2" x 13'10" (4.33m x 4.24m)

Bathroom

8'1" x 6'11" (2.48m x 2.11m)

EXTERIOR

Front

Block paving driveway for approximately three vehicles and access to Garage with electric roller door. Professionally landscaped area.

Rear

Fully enclosed landscaped rear garden with views over open fields. Block paving area leading to lawn.

DIRECTIONS

Leave our Selby office and proceed down Finkle Street, turn right on to Water Lane, at the traffic lights turn right and proceed down New Street, at the traffic lights turn left on to Park Street. Continue straight ahead at the next two roundabouts, proceed through the village of Camblesforth and at the next roundabout take the first exit towards Drax. At the next roundabout take the second exit and proceed in to Drax village. After half a mile turn right on to Church Dike Lane. continue into Newland and onto Brier Lane where the property can be found on the right hand side.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: LPG

Sewerage: Shared Water Treatment Plant

Water: Mains

Broadband: Full Fibre to the Home

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

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.

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.

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.

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:

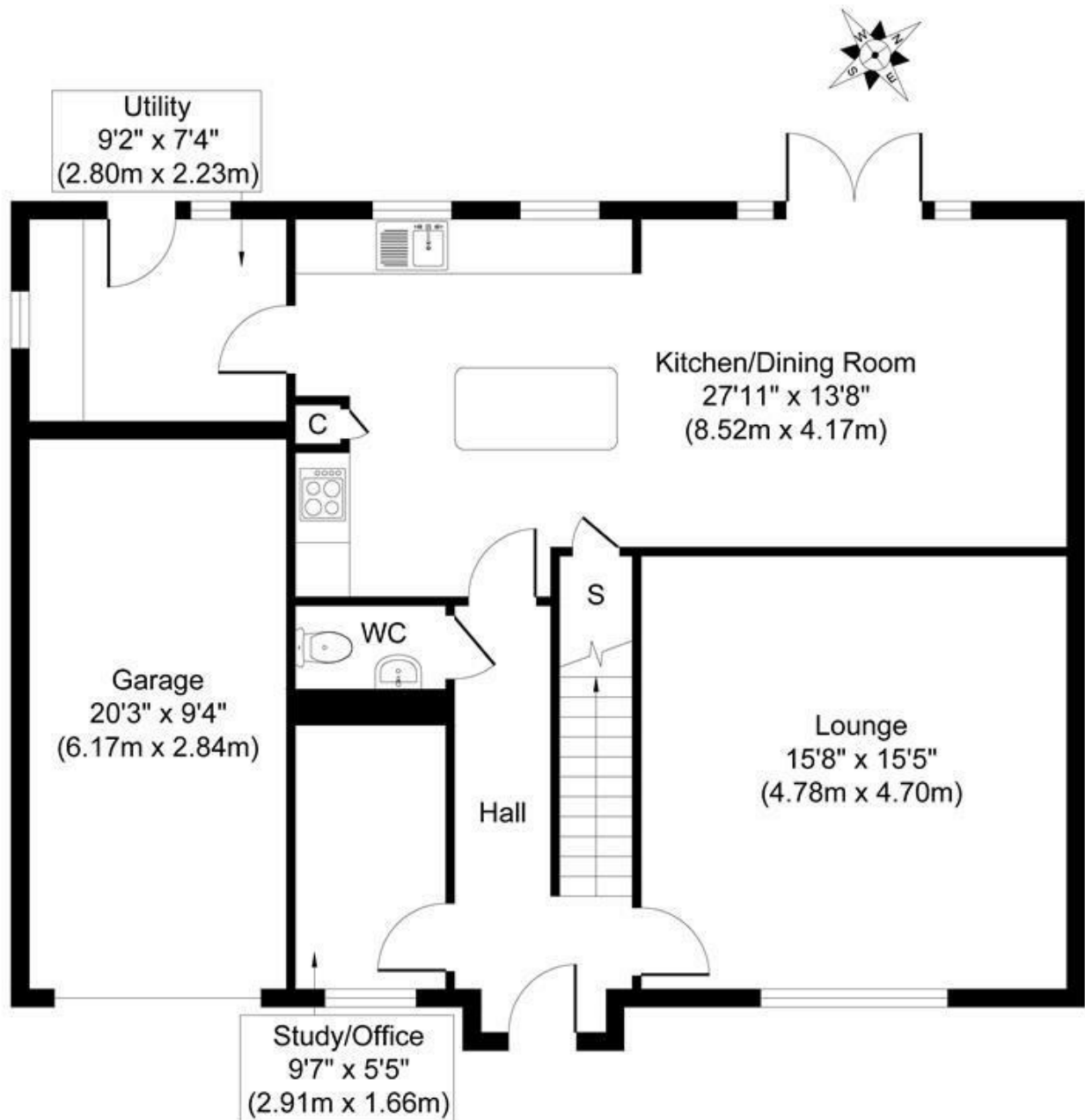
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

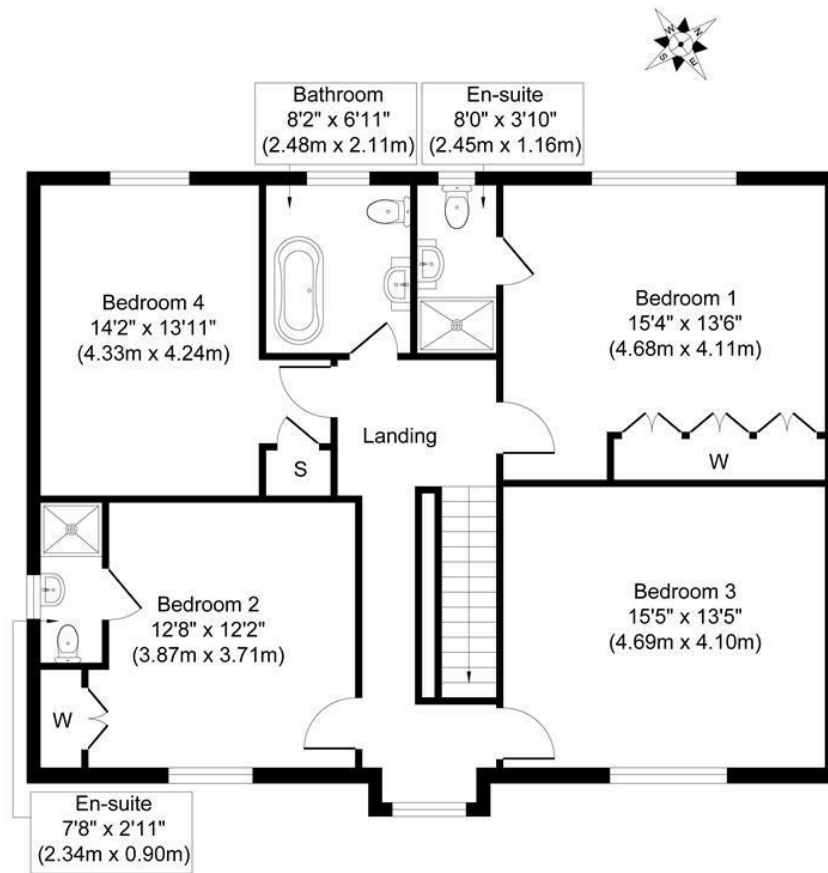
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
1,056 sq. ft
(98.07 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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