

Park Row

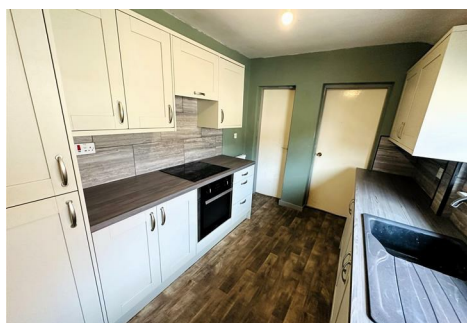


Main Road, Drax, Selby, YO8 8NT

Offers Over £125,000

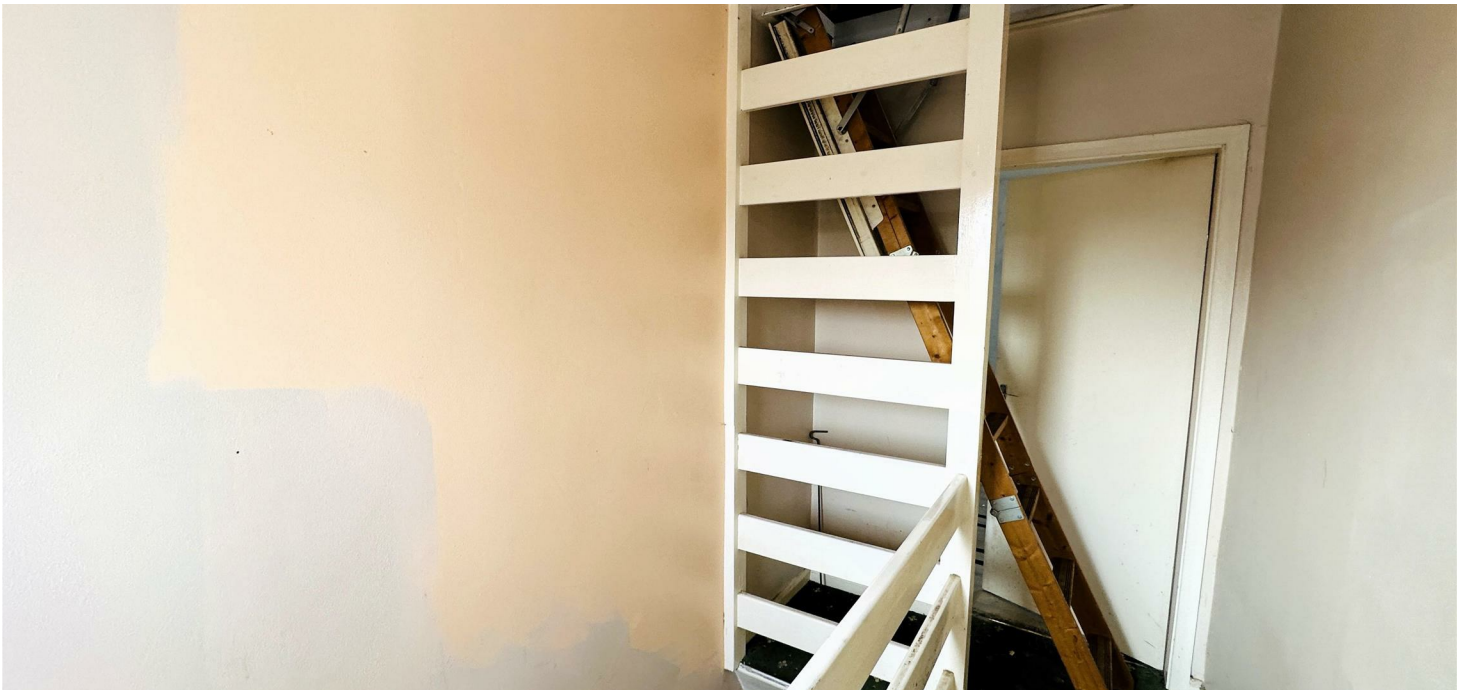


**** IDEAL PROJECT ** NO UPWARD CHAIN ** SOUTH-FACING GARDEN **** Situated in the charming village of Drax, this mid-terrace property briefly comprises: Hall, Dining Room, Lounge, Kitchen, Rear Hall and Bathroom, to the first floor two double bedrooms, an additional Attic Room which can be accessed via the landing. Externally the property benefits from an enclosed South-facing rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'**













PROPERTY SUMMARY

This charming 2-bedroom mid-terraced property is located in the desirable village of Drax. The ground floor offers a welcoming entrance hall, a spacious dining room, a cosy lounge, a well-equipped kitchen, rear hall, and a family bathroom. On the first floor, you'll find two generously sized double bedrooms, with the landing providing access to a useful attic room. Externally, the front of the property is situated directly on a pedestrian footpath, while the rear features a fully enclosed, south-facing garden, ideal for outdoor relaxation, with an assortment of shrubs and bushes.

GROUND FLOOR ACCOMMODATION

Hall

12'5" x 2'11" (3.81m x 0.90m)

Dining Room

12'10" x 11'11" (3.92m x 3.65m)

Lounge

12'11" x 11'0" (3.95m x 3.36m)

Kitchen

11'3" x 7'11" (3.44m x 2.42m)

Rear Hall

8'2" x 3'6" (2.50m x 1.08m)

Bathroom

7'2" x 5'5" (2.19m x 1.66m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

16'7" x 12'0" (5.06m x 3.66m)

Bedroom Two

11'2" x 10'11" (3.41m x 3.34m)

SECOND FLOOR ACCOMMODATION

Attic Room

15'4" x 10'9" (4.68m x 3.30m)

EXTERIOR

Front

Pedestrian footpath.

Rear

Fully enclosed South-facing garden, with an assortment of shrubs and bushes.

DIRECTIONS

Leave Selby on the A1041 Bawtry Road heading towards Snaith. Proceed through the village of Camblesforth and at the roundabout turn left signposted Drax. Follow this road taking the second exit at the next roundabout signposted Drax village. The property is found on the Main Road and can clearly be identified by our Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

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

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: Some 4G Coverage

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.

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

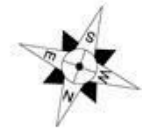
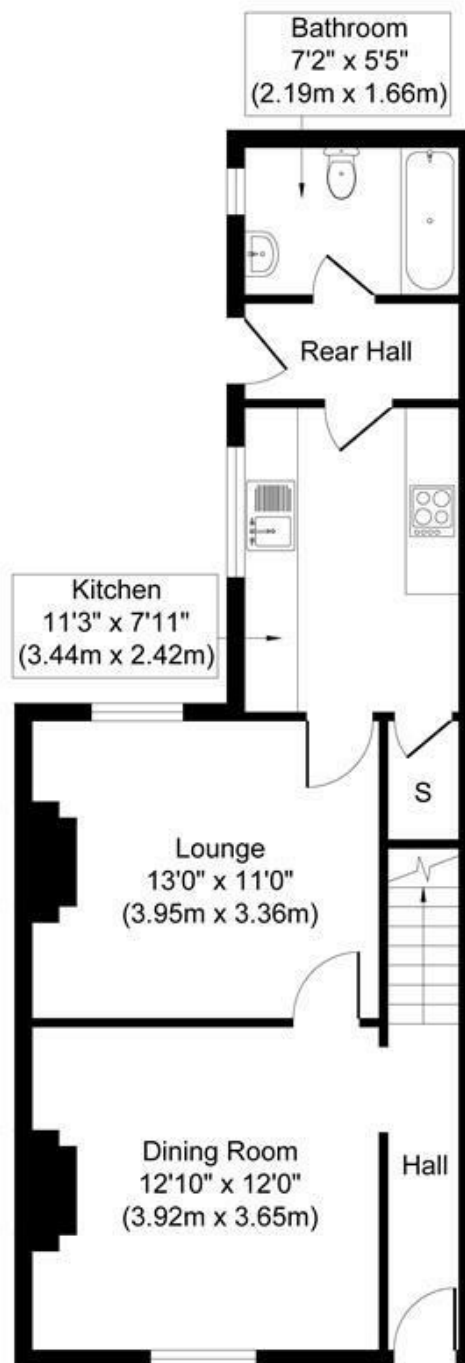
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

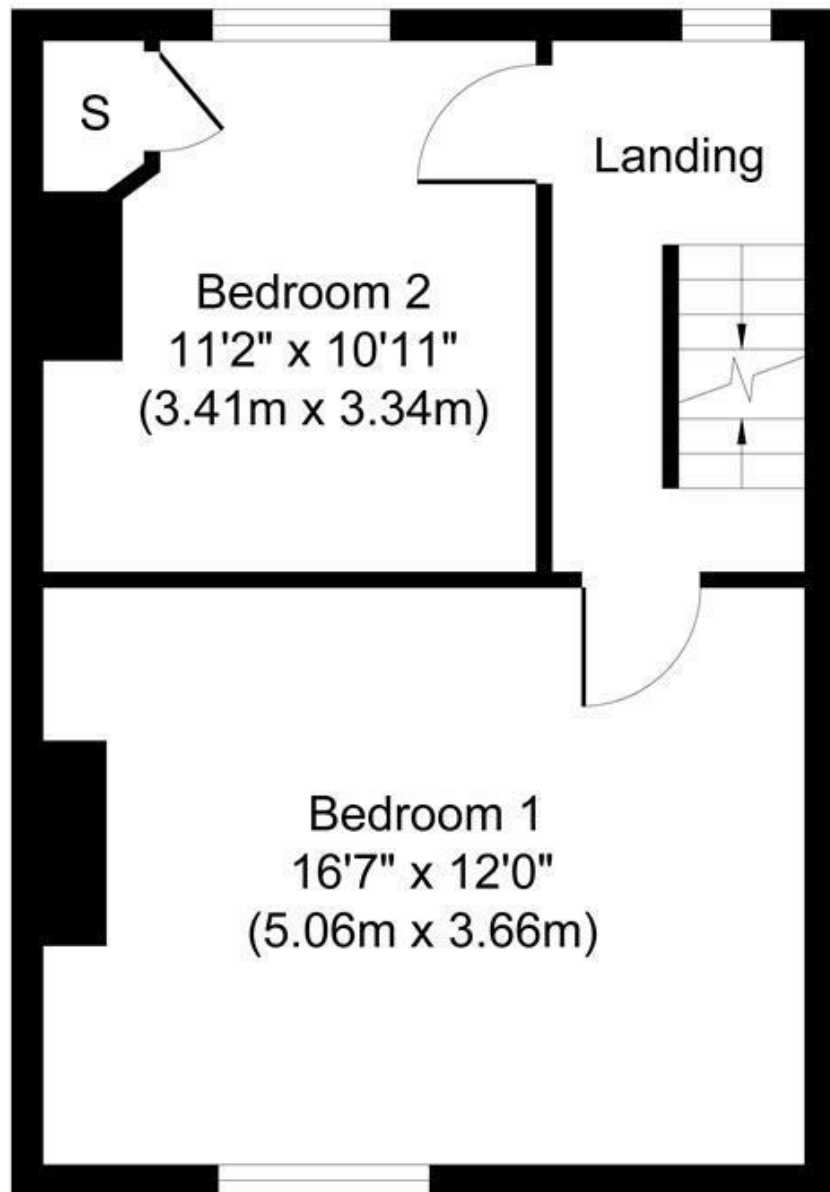




Ground Floor
Approximate Floor Area
538 sq. ft
(49.95 sq. m)

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.

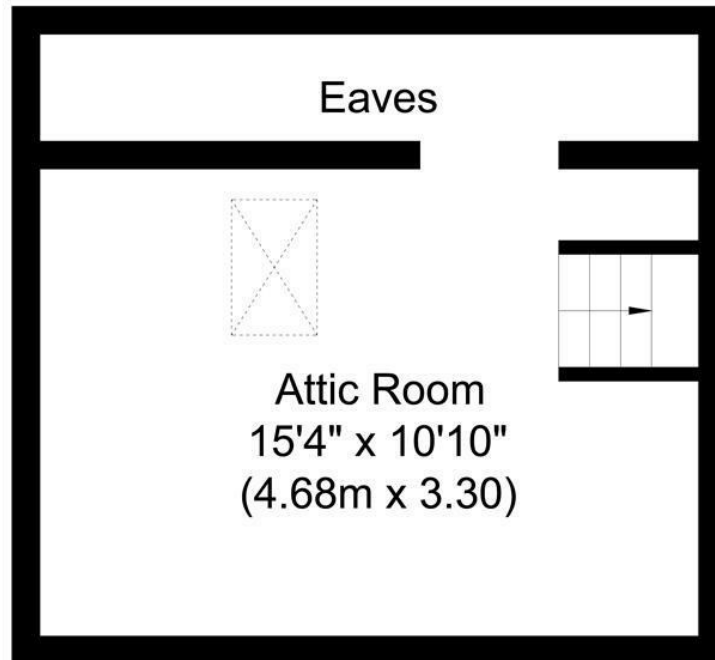
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First Floor
Approximate Floor Area
369 sq. ft
(34.27 sq. m)

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Attic Floor
Approximate Floor Area
166 sq. ft
(15.44 sq. m)

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