

Park Row

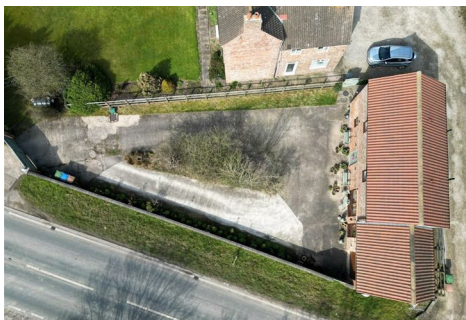


Main Road, Harlthorpe, Selby, YO8 6DW

Offers Over £400,000



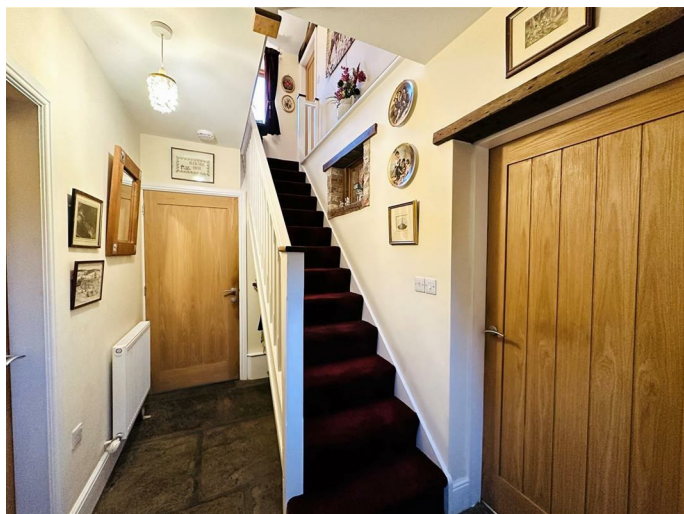
**** COUNTRYSIDE VIEWS ** UNIQUE PROPERTY **** Situated in the village of Harlthorpe, this detached property briefly comprises: Hall, W.C., Kitchen Diner, Utility and Lounge. To the First Floor: Landing, two double bedrooms with En-Suites. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



GROUND FLOOR ACCOMMODATION

Hall

11'3" x 5'8" (3.44m x 1.75m)



Panel effect door with double glazed panel to the front elevation. Yorkshire stone flooring and stairs into First Floor accommodation with balustrade and spindles. Central heating radiator. Oak doors leading off.

Ground Floor w.c

7'2" x 4'7" (2.20m x 1.40m)



White low flush w.c with chrome fittings and wash hand basin with mixer tap over set into vanity unit. Timber framed double glazed frosted window to the side elevation.

Lounge

20'7" x 15'0" (6.28m x 4.59m)



Feature fireplace, with brick surround, tiled hearth and timber mantle. Timber framed double glazed windows to front and rear elevations. Additional timber-framed single glazed frosted and coloured glass windows to side elevation.



Beams exposed to ceiling. Television and telephone points, central heating radiator.

Kitchen Diner

13'1" x 10'0" (3.99m x 3.06m)



Range of grey fronted base, wall and larder units, grey fronted in 'Shaker' style, with pewter bowed handles. Single white 'Belfast' style sink, inset to a granite work surface with matching upstand. Integrated fridge freezer and wine rack.



Timber framed double glazed window to the front elevation. Feature beams to ceiling and tiled flooring. Central heating radiator and television point. Door leading into:

Utility

8'5" x 4'7" (2.59m x 1.42m)



Matching base and wall units with pewter bowed handles. 'Belfast' style sink with brushed chrome mixer tap inset into solid wood work surface. Integrated dishwasher along with plumbing for washing machine. Twin timber framed double glazed windows to rear elevation, beams to ceiling, central heating radiator, tile flooring down and further extractor fan. Door off into storage cupboard housing the pressured hot water cylinder and additional storage space.

FIRST FLOOR ACCOMMODATION

Landing / Study Area

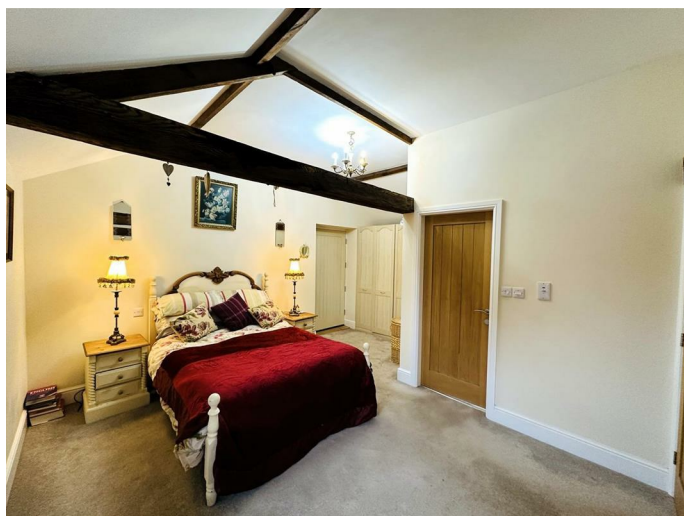
13'1" x 6'5" (3.99m x 1.98m)



Timber framed double glazed frosted window to the rear elevation. Open aspect ceilings with feature beams. Central heating radiator. Oak doors leading off:

Bedroom One

16'0" x 13'2" maximum (4.88m x 4.03m maximum)



Open aspect ceiling with beams. Timber framed double glaze window to front elevation. Door that leads to an outside stairway that allows access to the side of the property.



Central heating radiator. Additional door that leads to:

En-suite

6'5" x 5'4" (1.97m x 1.65m)



Walk-in shower cubicle with chrome trimmed door, with 'Myra' white and chrome shower with controls. White low flush w.c with chrome fittings, white wash hand basin set into vanity with chrome mixer tap. Chrome heated towel rail. The room is tiled to mid-height on all walls with tile flooring. Beams to ceiling, extractor fan and timber-frame single glazed frosted window to rear elevation.

Bedroom Two

15'11" x 13'5" (4.87m x 4.10m)



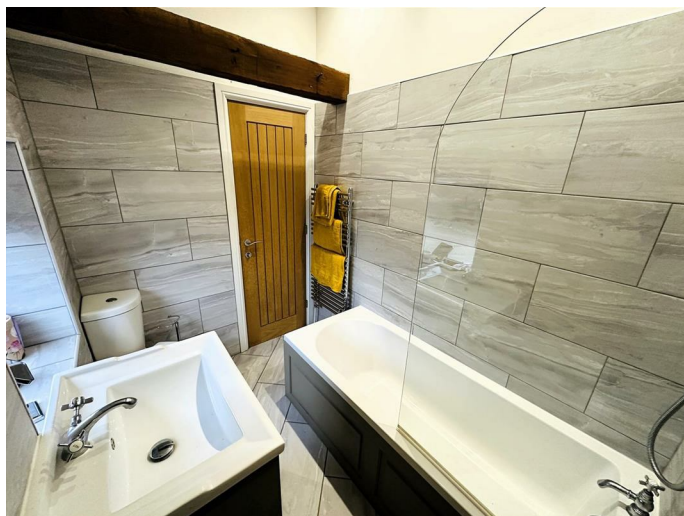
Beams to ceiling, timber framed double glazed window to front elevation. Central heating radiator. Door off into the Attic room. Additional door leading to:

Jack and Jill Bathroom

7'9" x 5'4" (2.37m x 1.64m)



White bath with timber panel side, chrome taps and chrome shower over, with chrome trimmed shower screen. White low flush W.C. with chrome fittings, white wash hand basin set into vanity with chrome mixer tap. Timber framed double glazed frosted window to rear elevation. The room is tiled on all walls to three-quarter height with tiled flooring down. Beams to ceiling and extractor fan.



Additional door leading off to Landing / Study area.

Attic Room

17'4" x 11'4" (5.29m x 3.47m)



Central heating radiator.

EXTERIOR



Situated at the front of the property there are outside lamps and floodlights, with additional access to an outdoor tap and electrical point. Concrete hard standing and patio area. Low maintenance garden. Garage with 'up and over' door and pedestrian access gate leading to the side of the property.



To the side of the property; further outside lamp with stairwell to Bedroom One and access to outdoor under-stairs storage.



Fully enclosed with brick wall, coping, timber and mesh fencing. Twin timber vehicle and pedestrian access gates mounted to brick pillars. Lawn area to the front of the driveway, planted centre with trees and shrubs.





Directions

From our Selby branch, head north-east towards Micklegate, 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. Continue on the A19 at the third round. At the fourth roundabout, take the second exit onto Market Weighton Road/A163. Continue on the A163 passing through North Duffield and Bubwith. The property is found on Main Road and can be identified by our Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Oil

Sewerage: Domestic small sewerage treatment plants - Marsh Sewerage

Water: Mains


Broadband: Ultrafast

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.

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

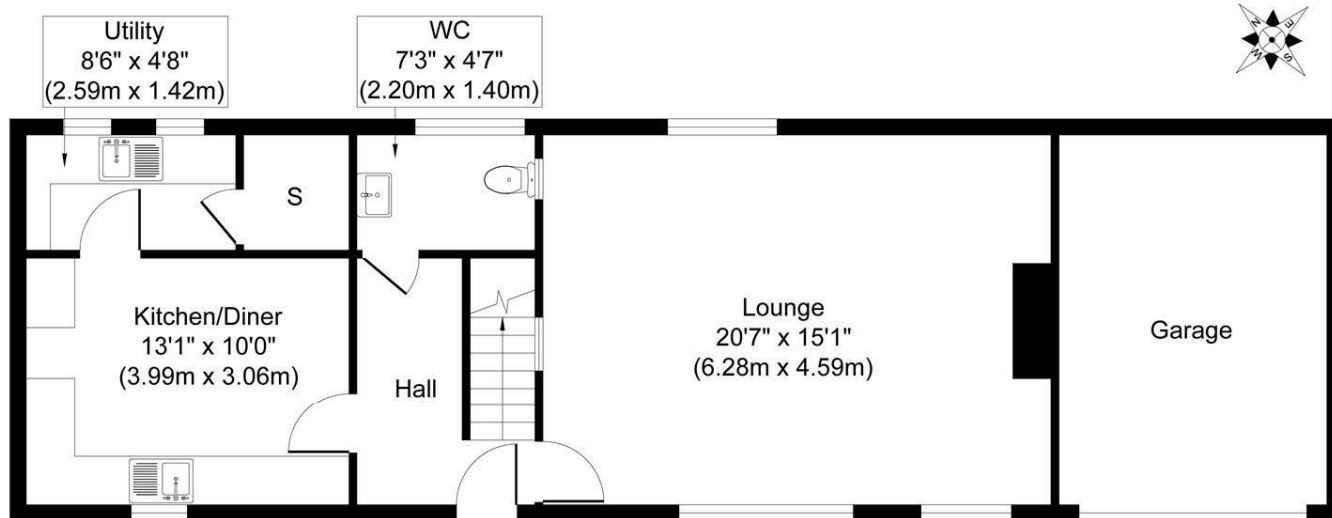
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

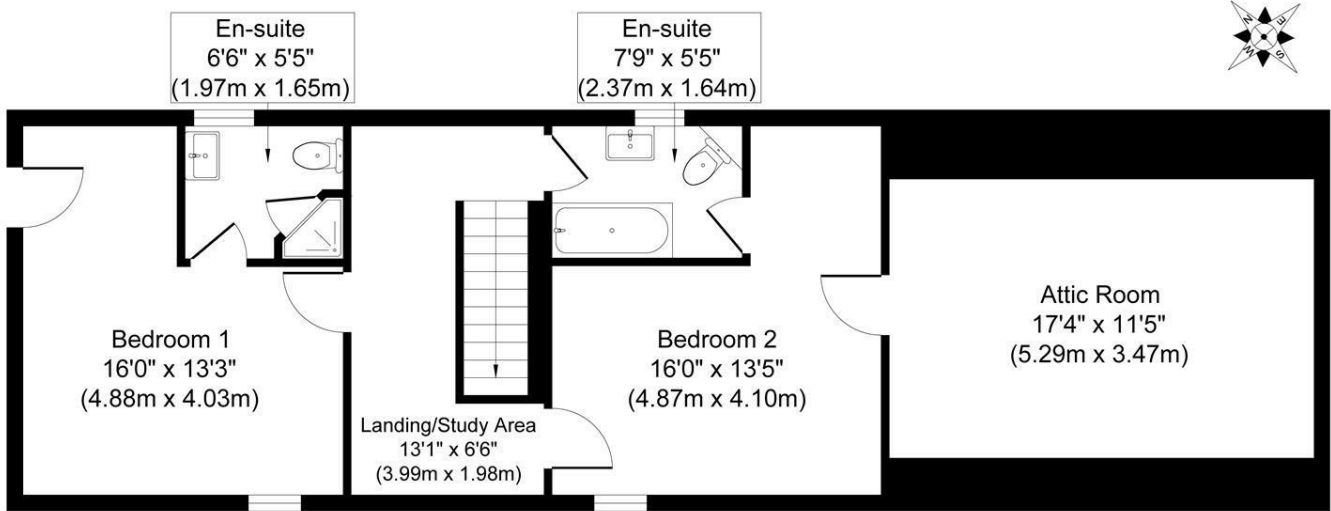




Ground Floor
Approximate Floor Area
794 sq. ft
(73.80 sq. m)

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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