

Park Row



Water Lane, Hemingbrough, Selby, YO8 6QL

Offers Over £170,000



**** VILLAGE LOCATION ** TRADITIONAL FEATURES **** Situated in the village of Hemingbrough, this mid-terrace property briefly comprises: Lounge, Kitchen Diner, Bathroom and Conservatory, whilst the First Floor offers two bedrooms. Externally, the property benefits from a forecourt to the front and fully enclosed flagged patio rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'**











PROPERTY SUMMARY

Situated in the sought-after village of Hemingbrough, this well-presented two-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. The ground floor accommodation comprises a cosy lounge, a spacious kitchen diner, a family bathroom, and a bright conservatory offering additional living space and views over the garden. To the first floor are two well-proportioned bedrooms. Externally, the property benefits from a low-maintenance flagged patio forecourt to the front and a fully enclosed, flagged rear garden—perfect for outdoor seating and entertaining.

GROUND FLOOR ACCOMMODATION

Lounge

15'1" x 11'4" (4.60m x 3.47m)

Kitchen Diner

13'3" x 12'7" (4.04m x 3.85m)

Bathroom

8'3" x 7'9" (2.52m x 2.38m)

Conservatory

8'9" x 6'2" (2.69m x 1.89m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'0" x 10'11" (4.58m x 3.34m)

Bedroom Two

13'9" x 9'1" (4.21m x 2.78m)

EXTERIOR

Front

Brick boundary wall with flagged patio forecourt.

Rear

Fully enclosed rear courtyard. Fully flagged patio.

DIRECTIONS

On leaving Selby take the A19, take the right hand turn signposted A63 towards Hemingbrough. On entering Hemingbrough turn right into the village from the A63. Water Lane is the second on the left. The property can clearly be identified by our Park Row Properties 'For Sale' board.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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 & 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.

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

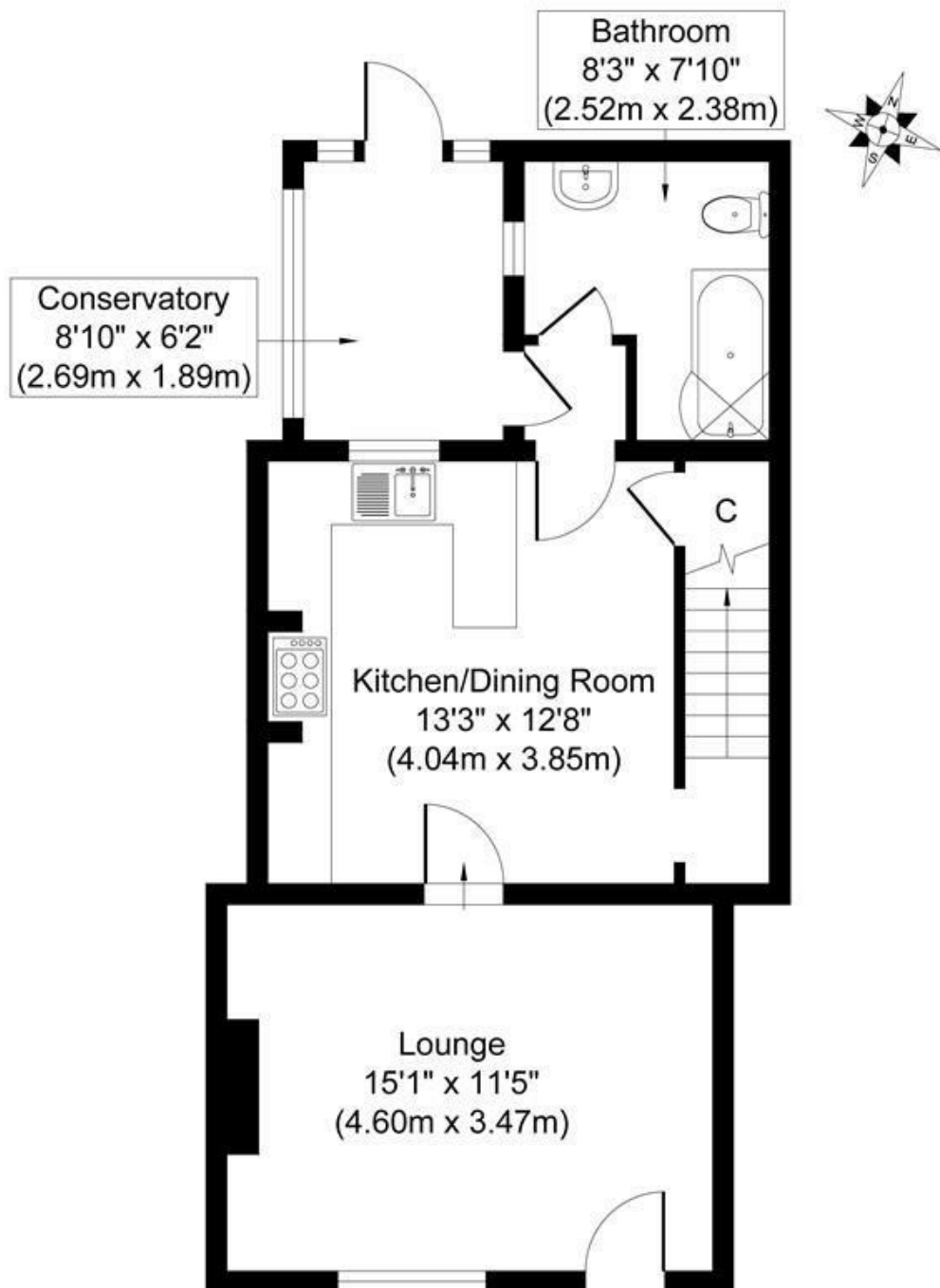
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

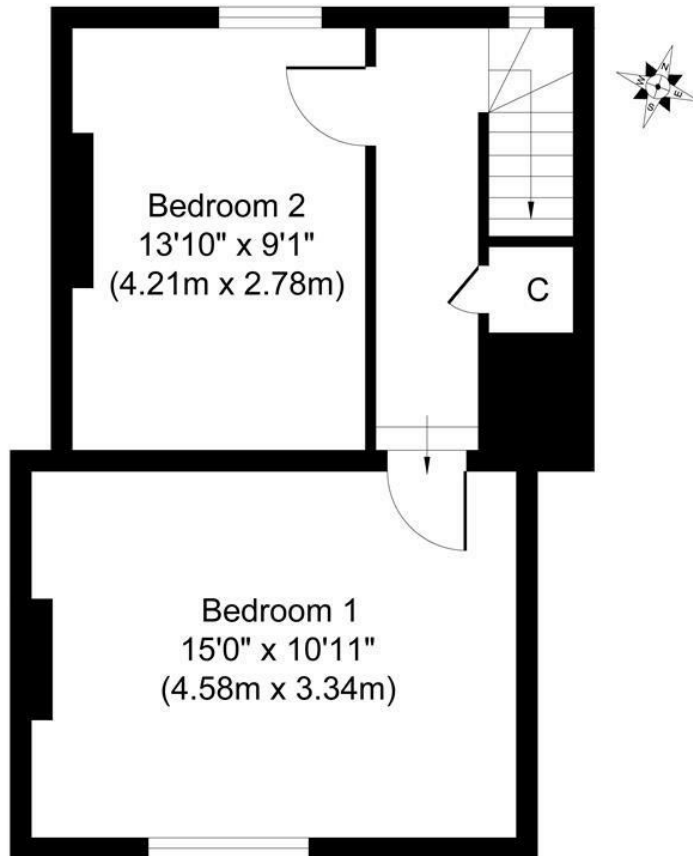




Ground Floor
Approximate Floor Area
520 sq. ft
(48.32 sq. m)

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
374 sq. ft
(34.73 sq. m)

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