

Park Row



Main Road, Burn, Selby, YO8 8LJ

Offers Over £500,000



****OUTHOUSE UTILITY AND WORKSHOP**CHARACTERFUL PROPERTY**** Situated in the village of Burn this family home briefly comprises: Hall, Dining Room, WC, Breakfast Kitchen, Family Room/Bedroom Five and Lounge. To the First Floor are four bedrooms, with En-Suite to Master bedroom and additional Bathroom with separate shower. Externally, the property benefits from off street parking for multiple vehicles, outhouse with utility and workshop, detached double garage, and garden and patio areas. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POSITION 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'.

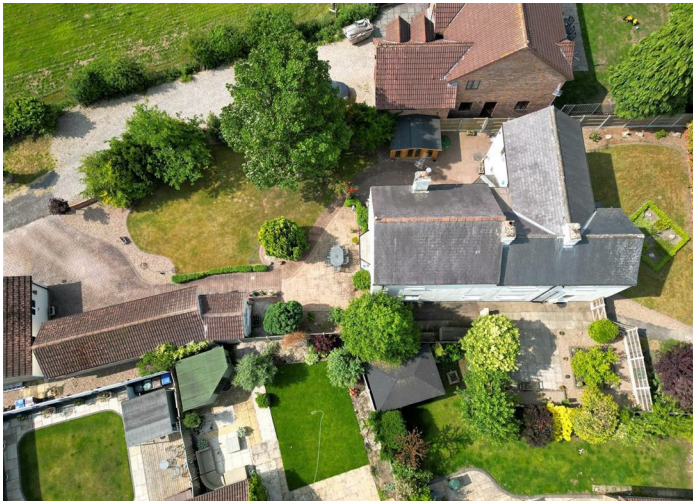














PROPERTY SUMMARY

Set at the end of a long, secluded driveway, this distinguished detached residence offers a perfect blend of traditional character and modern versatility. From the moment of arrival, the sense of privacy is unmistakable, with the tree-lined approach leading to generous parking, a double garage, and an immaculately kept garden.

On the ground floor, a welcoming entrance hall introduces the home's thoughtfully designed layout. To the front, a formal dining room provides an ideal space for entertaining, while a convenient ground-floor toilet serves guests. The kitchen is a well-equipped, practical heart of the home, with direct access to a family room that can easily adapt as a fifth bedroom, snug, or home office. The main lounge offers a peaceful retreat, its walls subtly accented with bespoke panelling that adds depth, character, and timeless elegance to the space.

Upstairs, four spacious bedrooms offer ample accommodation. The principal bedroom benefits from a well-appointed en suite, while the remaining bedrooms are served by a generously sized family bathroom. This main bathroom is a true feature in its own right, boasting a freestanding bath, separate walk-in shower, and high-quality finishes throughout. A separate store room provides convenient storage on this level.

Externally, the property continues to impress. The long, private driveway enhances the overall sense of exclusivity and leads to a detached double garage. To the rear, a versatile outhouse provides both a practical utility area and a fully equipped workshop—ideal for creative projects or additional functional space. The landscaped garden wraps around the property, offering both relaxation and potential for outdoor entertaining.

GROUND FLOOR ACCOMMODATION

Hall

Dining Room

15'3" x 14'10" (4.65m x 4.54m)

Ground Floor w.c.

8'3" x 4'4" maximum (2.54m x 1.33m maximum)

Breakfast Kitchen

14'7" x 13'5" (4.46m x 4.10m)

Family Room / Bedroom Five

14'8" x 12'3" (4.48m x 3.74m)

Lounge

19'8" x 16'0" (6.00m x 4.88m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

15'2" x 14'7" maximum (4.63m x 4.46m maximum)

En-Suite

7'7" x 3'11" (2.32m x 1.20m)

Bedroom Two

14'11" x 12'3" (4.56m x 3.74m)

Bedroom Three

15'11" x 9'6" (4.86m x 2.90m)

Bedroom Four

16'1" x 9'8" maximum (4.92m x 2.97m maximum)

Store

6'10" x 5'7" (2.10m x 1.71m)

Family Bathroom

14'7" x 12'0" (4.45m x 3.67m)

EXTERIOR

Front

Rear

Workshop

33'3" x 9'9" (10.16m x 2.98m)

Utility

8'4" x 7'1" maximum (2.56m x 2.18m maximum)

Double garage

20'3" x 14'10" (6.18m x 4.54m)

DIRECTIONS

From our Selby office go along Gowthorpe and at the traffic lights take the A19 heading towards Doncaster. Follow the A19 through the village of Brayton and at the roundabout take the 2nd exit still heading towards Doncaster. Continue into the village of Burn past The Wheatsheaf Inn and turn left onto Park Lane. Where the property can be clearly identified by the Park Row Properties 'For Sale' board to the top of the lane.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

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: Gas Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: Some 5G 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.

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 Practices) 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.

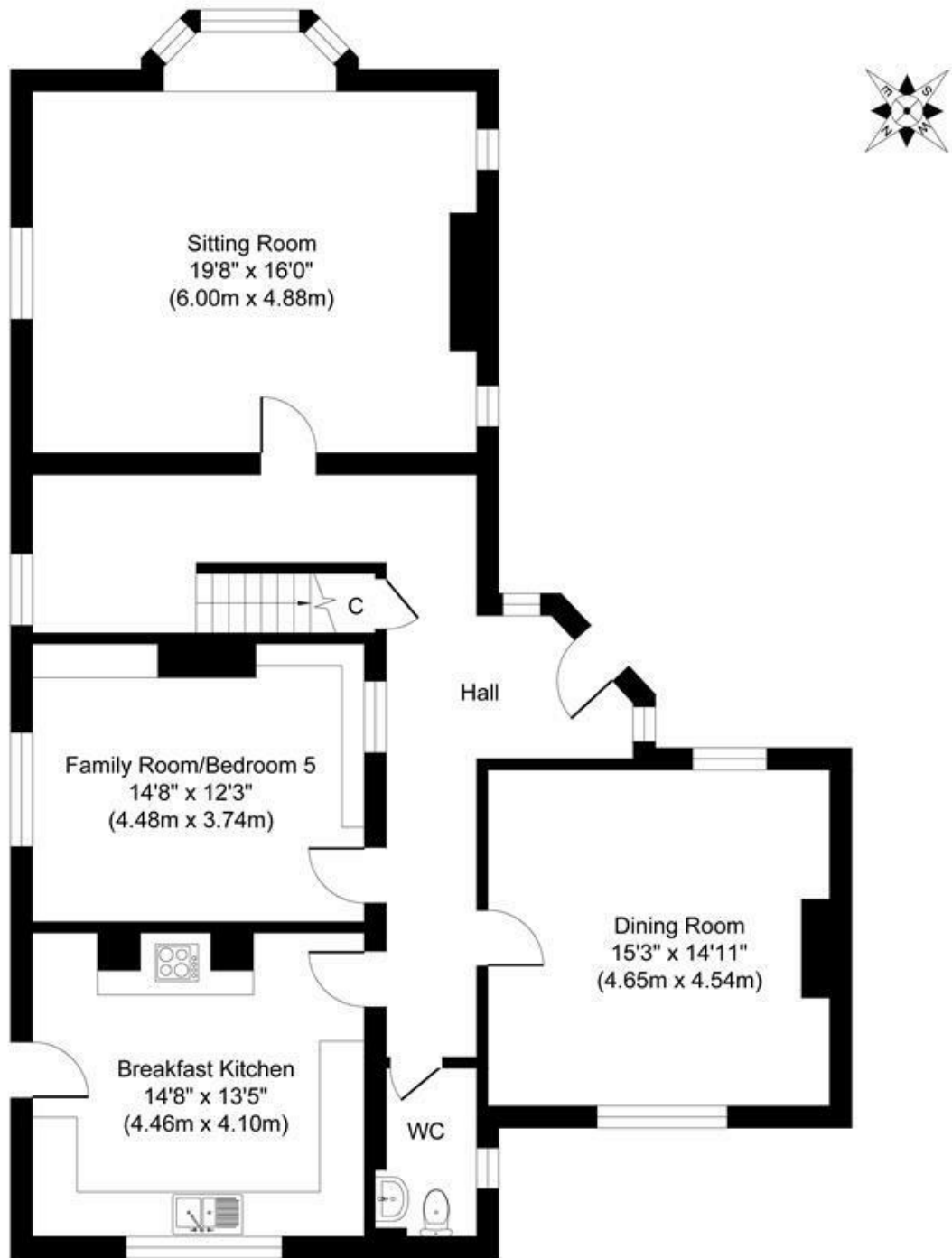
OPENING HOURS

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

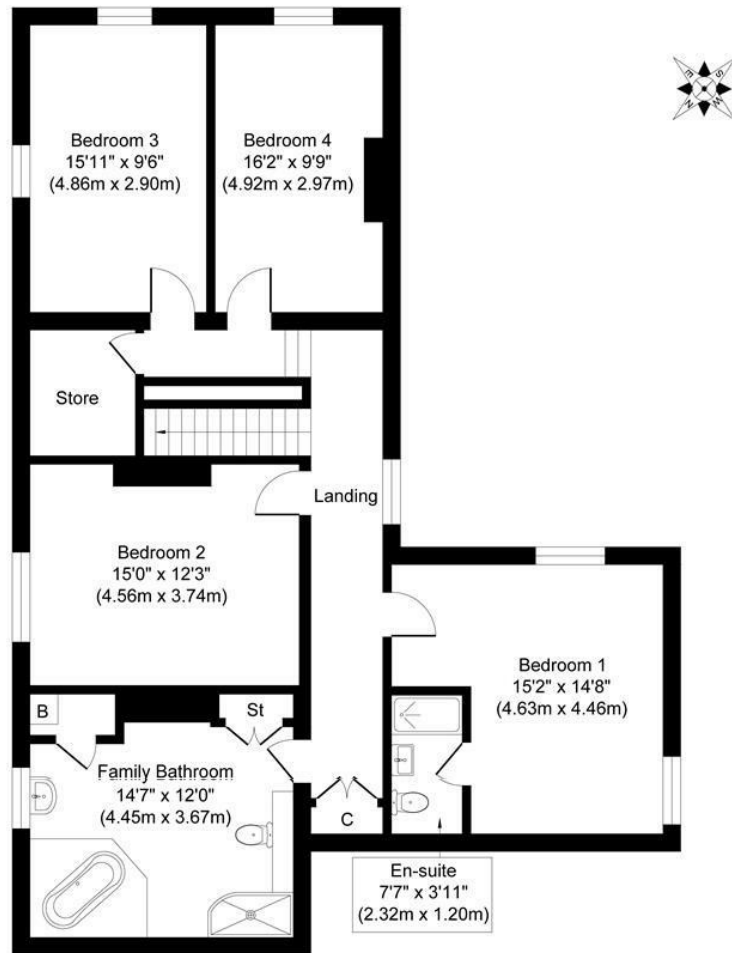
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
1290 sq. ft
(119.88 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.
Copyright V360 Ltd 2025 | www.houseviz.com



First Floor
Approximate Floor Area
1203 sq. ft
(111.77 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.
Copyright V360 Ltd 2025 | www.houseviz.com

T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

