

Park Row



The Green, Wistow, Selby, YO8 3FS

Offers Over £400,000

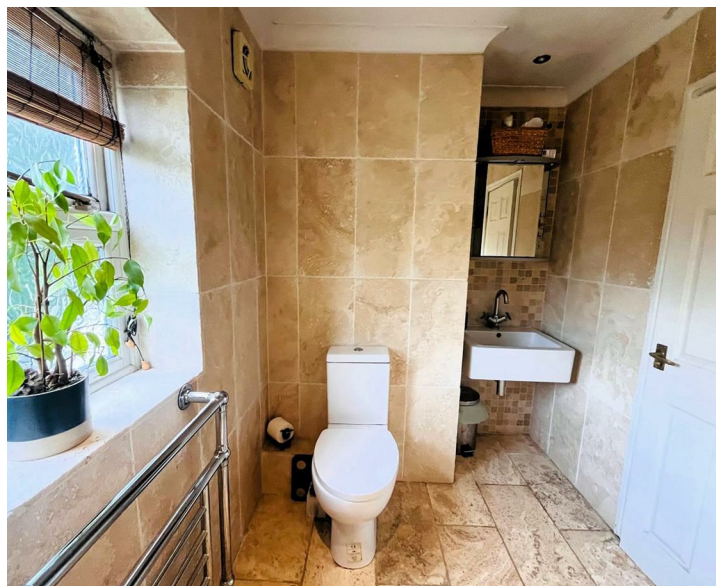
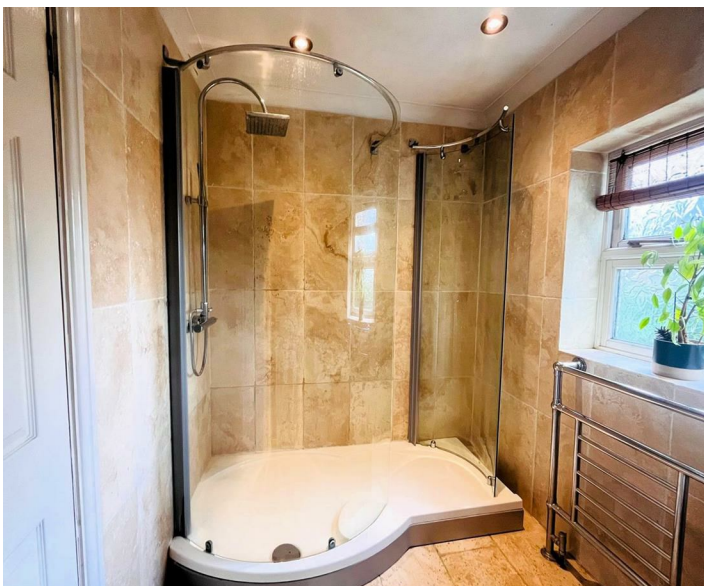


**** DESIRABLE VILLAGE LOCATION ** EXECUTIVE FAMILY HOME **** Situated in the village of Wistow, this detached property briefly comprises: Entrance Hall, Kitchen, Dining Room, Lounge, Conservatory and w.c. The First Floor offers four bedrooms, an En Suite and Bathroom. Externally, the property has an enclosed rear garden, double garage with utility area plumbed in for washing machine, dryer and has a sink and space for under counter fridge/ freezer, front garden and driveway. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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 charming village of Wistow, just a short drive from the historic city of York, this spacious detached family home offers generous living accommodation both inside and out. Ideal for families or those seeking a peaceful village lifestyle with excellent local and regional connections. The property boasts a well-appointed kitchen, a formal dining room perfect for entertaining, a comfortable lounge for everyday relaxation, and a bright conservatory overlooking the rear garden. A convenient ground floor toilet adds practicality to the layout. Upstairs features four bedrooms, including a master bedroom with an en suite shower room. A modern family bathroom serves the remaining bedrooms. The home benefits from an integral double garage and ample driveway parking. The front and rear gardens are well-maintained, offering space for outdoor activities, gardening, or simply enjoying the surrounding village tranquillity. This attractive home combines space, comfort, and location, making it an excellent opportunity for buyers looking to settle in a sought-after village location.

GROUND FLOOR ACCOMMODATION

Kitchen

19'3" x 11'10" (5.87m x 3.61m)

Dining Room

14'9" x 9'6" (4.52m x 2.90m)

Lounge

19'4" x 11'9" (5.90m x 3.59m)

Conservatory

14'4" x 14'2" (4.39m x 4.32m)

Ground Floor w.c.

4'11" x 3'11" (1.51m x 1.20m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'4" x 12'11" (4.69m x 3.95m)

En Suite

9'4" x 5'11" (2.86m x 1.82m)

Bedroom Two

11'10" x 10'8" (3.63m x 3.26m)

Bedroom Three

10'4" x 7'7" (3.16m x 2.32m)

Bedroom Four

8'11" x 8'4" (2.72m x 2.55m)

Bathroom

7'6" x 7'3" (2.31m x 2.23m)

EXTERNAL

Front

Driveway, double garage and garden.

Rear

Enclosed rear garden.

DIRECTIONS

Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Wistow. Finally, take a right onto The Green where the property can be clearly identified by our 'For Sale' sign.

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.

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Oil

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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.

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.

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.

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

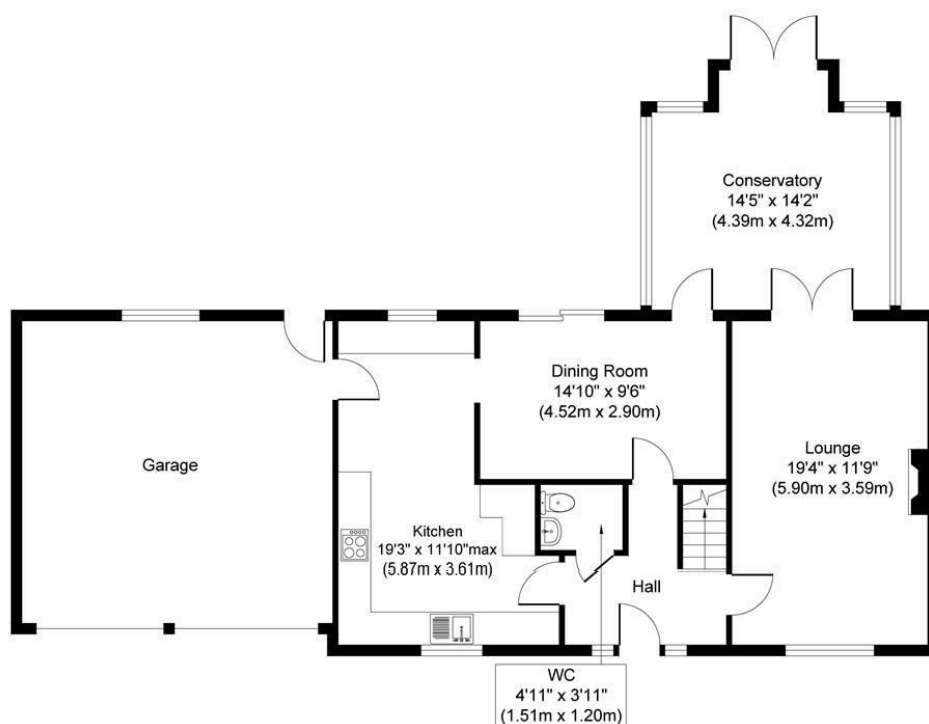
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

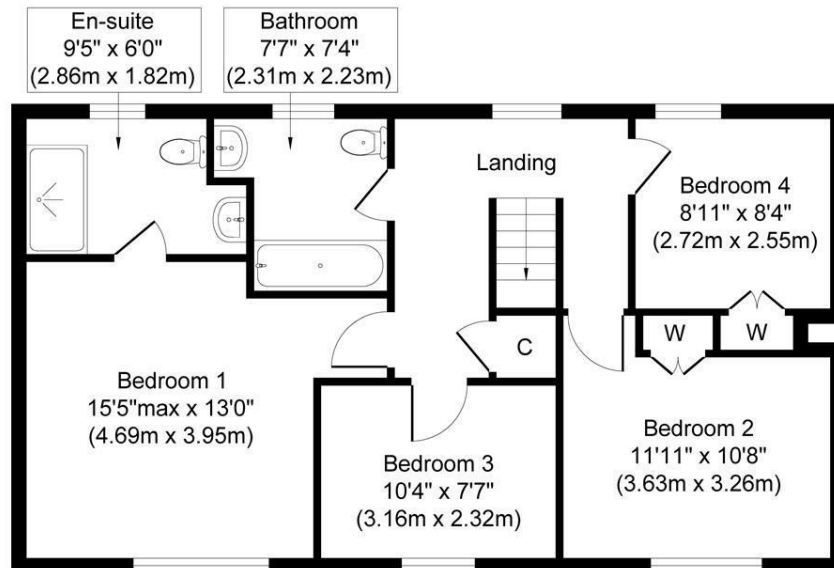




Ground Floor
Approximate Floor Area
1,226 sq. ft
(113.91 sq. m)

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
683 sq. ft
(63.45 sq. m)

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