

# Park Row



**Park Lane, Burn, Selby, YO8 8LW**

**Offers Over £260,000**



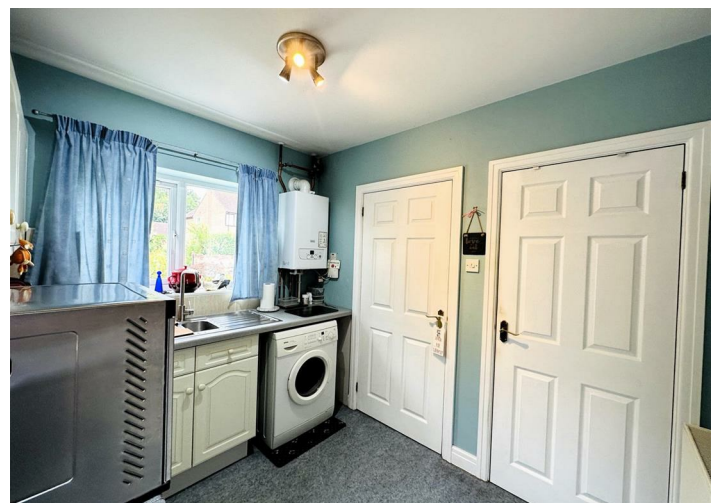
**\*\* CLOSE TO COMMUTER LINKS \*\* ENCLOSED REAR GARDEN \*\*** Situated in the village of Burn, this four bedroom semi-detached property briefly comprises: Hall, Ground Floor w.c., Lounge, Kitchen Diner and Utility. To the First Floor, four bedrooms with an En-Suite to one and a Family Bathroom. Externally, the property benefits from off-street parking for multiple vehicles and enclosed rear garden. **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'.**



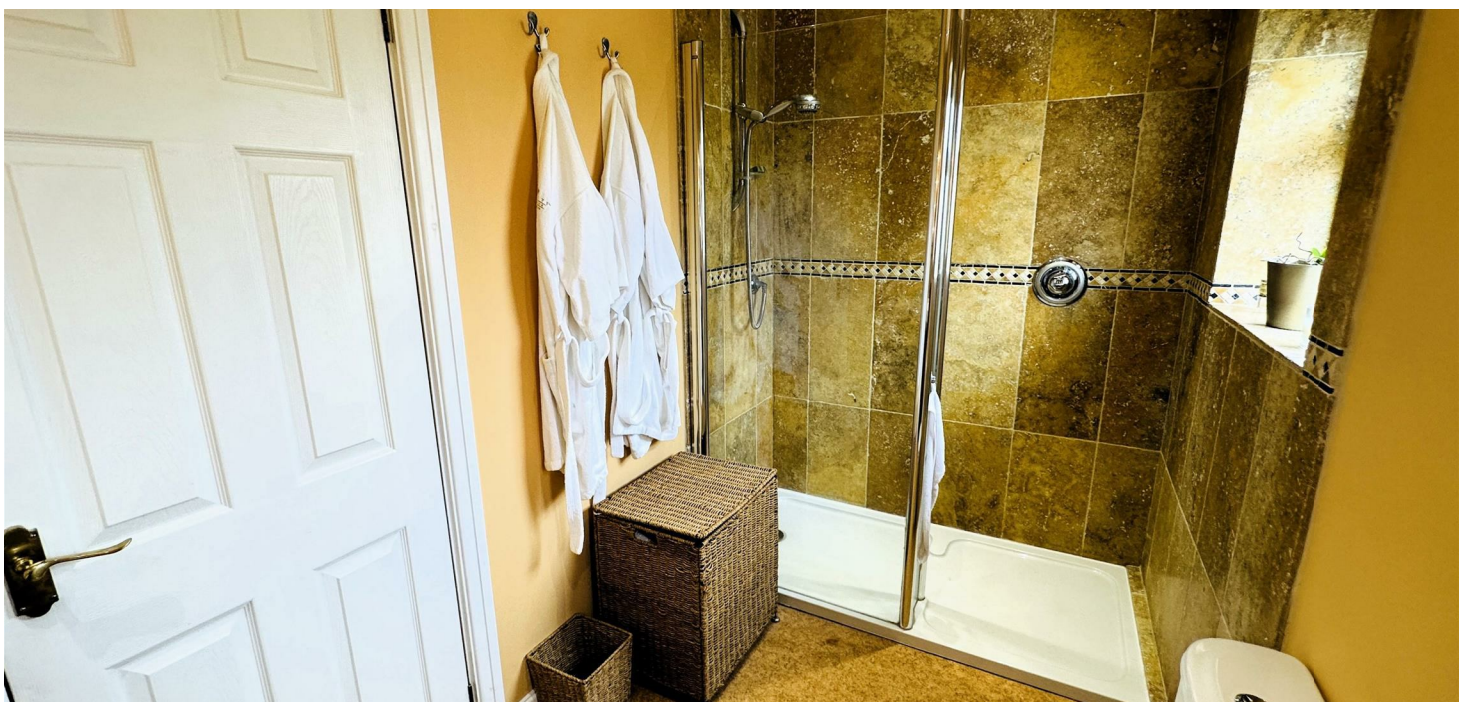




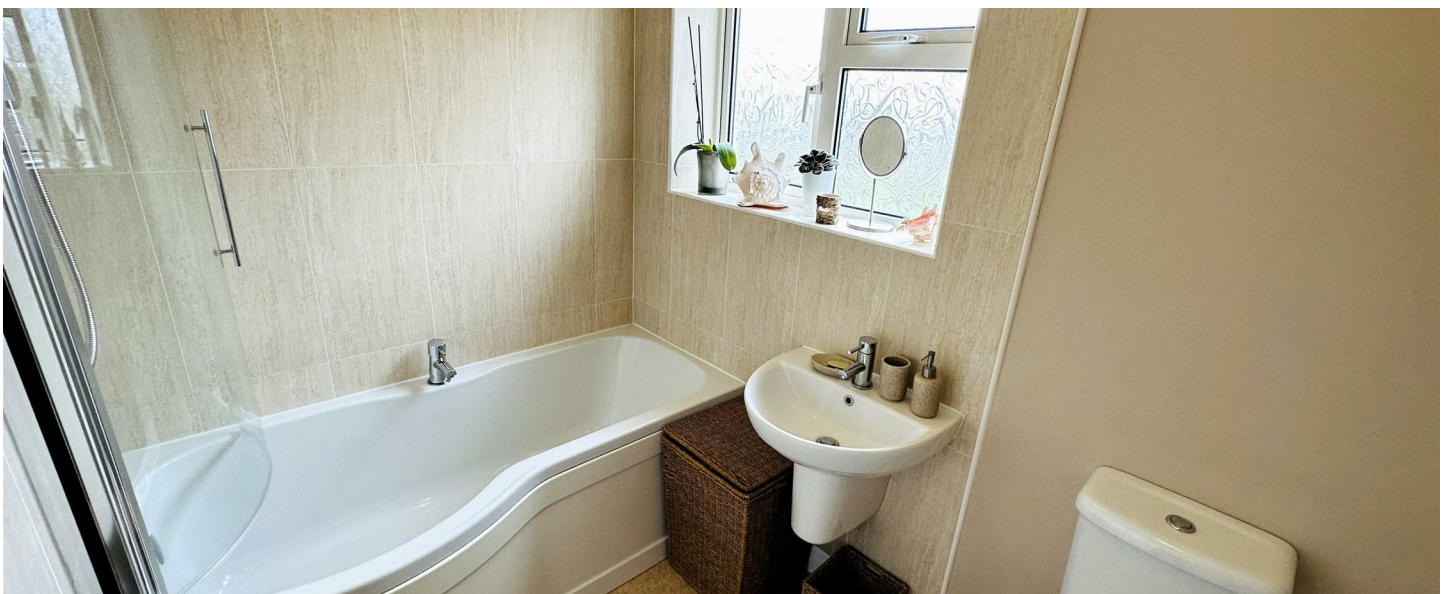


















## PROPERTY OVERVIEW

Situated in the popular village of Burn, this well-presented four-bedroom semi-detached home offers spacious and versatile accommodation ideal for family living. The ground floor comprises an entrance hall, a convenient ground floor W.C., a generous lounge, and a kitchen diner with adjoining utility room. To the first floor, the property features four well-proportioned bedrooms, including the main bedroom with en-suite shower room, and a contemporary family bathroom. Externally, the property benefits from off-street parking for multiple vehicles and a detached garage to the front. The rear garden is fully enclosed, featuring a combination of flagged patio and lawned areas—perfect for outdoor entertaining or family enjoyment. Viewing is highly recommended to appreciate the space and setting this home has to offer.

## GROUND FLOOR ACCOMMODATION

### Hall

12'6" x 5'11" (3.82m x 1.81m)

### Ground Floor w.c.

5'8" x 3'1" (1.73m x 0.96m)

### Lounge

22'4" x 12'8" (6.83m x 3.88m)

### Kitchen Diner

20'11" x 10'0" (6.40m x 3.05m)

### Utility

8'11" x 8'1" (2.72m x 2.47m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'9" x 11'0" (3.91m x 3.36m)

### En Suite

10'8" x 5'5" (3.26m x 1.66m)

### Bedroom Two

12'0" x 10'1" (3.68m x 3.08m)

### Bedroom Three

10'11" x 9'2" (3.34m x 2.80m)

### Bedroom Four

8'8" x 7'10" (2.65m x 2.41m)

### Bathroom

7'8" x 5'5" (2.35m x 1.66m)

## EXTERIOR

### Front

Brick blocked driveway with laid to lawn front garden.

### Rear

Enclosed rear garden, laid-to-lawn with flagged patio and brick blocked areas.

## 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 turn left before 'Wheatsheaf Inn' Pub. The property can be clearly identified by the Park Row Properties 'For Sale' board.

## 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Septic Tank into 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

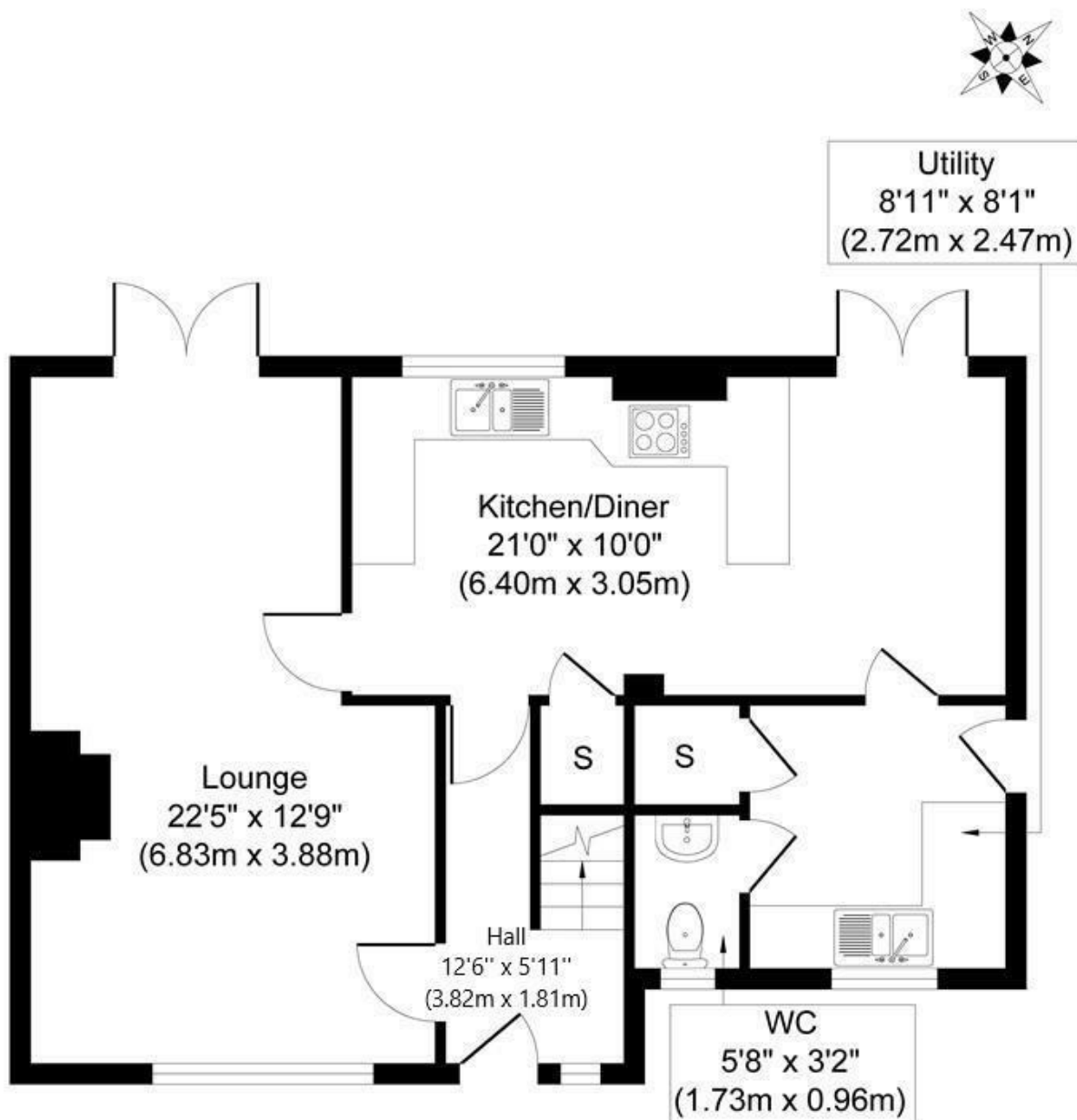
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





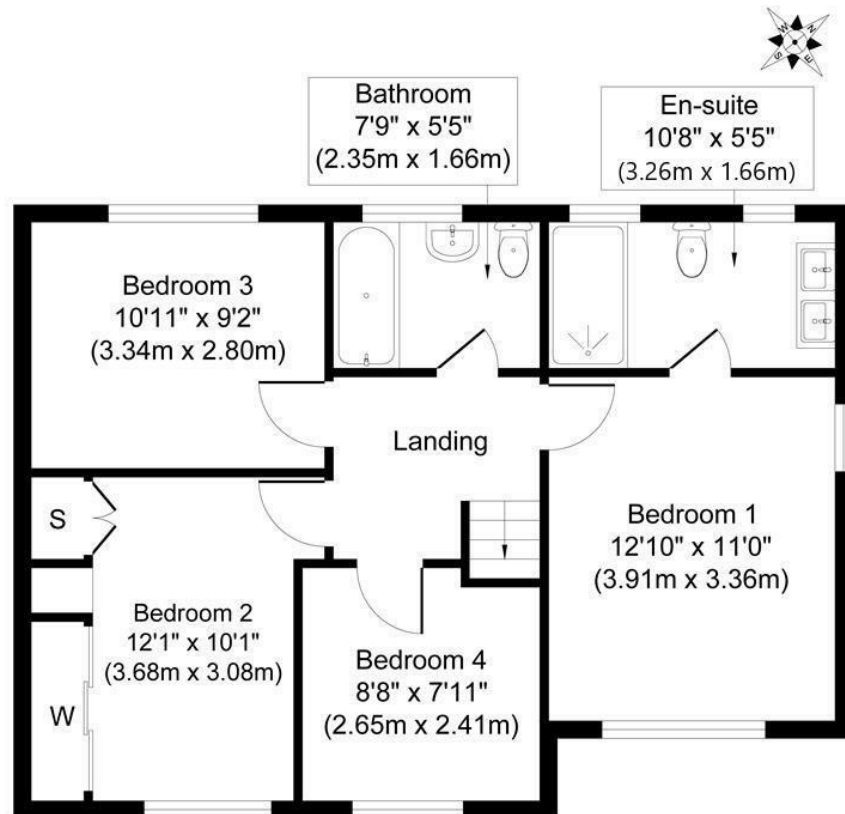


**Ground Floor**  
**Approximate Floor Area**  
**626 sq. ft**  
**(58.19 sq. m)**

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**  
**626 sq. ft**  
**(58.19 sq. m)**

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