

# Park Row



**Garmancarr Lane, Wistow, Selby, YO8 3UW**

**Offers Over £425,000**



**\*\* EXECUTIVE FAMILY HOME \*\* SOUTH-FACING REAR GARDEN \*\*** Situated in the village of Wistow, this detached property briefly comprises: Entrance Hall, Kitchen, Utility, Dining Room, Lounge, Ground Floor w.c. and Study/Playroom. To the First Floor, four bedrooms with an En-Suite to one and a further Family Bathroom. To the Second Floor, Master Bedroom with Dressing Room and En-Suite, and further bedroom. Externally, the property benefits from off-street parking and fully enclosed South-Facing rear garden. **VIEWING HIGHLY 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 OVERVIEW

A beautifully presented six-bedroom detached family home, offering spacious and versatile accommodation set across three floors. This impressive property is ideal for growing families or those needing flexible living space for home working or guests.

The home is set back behind a well-maintained front lawned garden, bordered by mature shrubs and decorative metal fencing, providing excellent kerb appeal. To the side, there is off-street parking for two vehicles leading to a single detached garage at the rear. The front door leads into a welcoming entrance hallway, giving access to the study/playroom, W.C, lounge, kitchen, and utility room. The modern kitchen is thoughtfully designed with ample storage and workspace, with further access through the utility to the dining room, which can also be reached directly from the lounge. From the dining room, patio doors lead out to the paved patio area of the fully enclosed rear garden, surrounded by timber fencing, complete with pleached trees and established shrubs making it a perfect space for entertaining or relaxing in privacy.

On the first floor, you'll find four generously sized bedrooms, including one with an en-suite shower room, along with a stylish family bathroom.

The second floor hosts a stunning master suite provides views over the rear South-Facing garden via the Juliette balcony and comes complete with a dressing room and a private en-suite shower room. Also on this floor is a versatile sixth bedroom, ideal as a guest room, nursery, or home office.

This attractive and well-appointed property offers a fantastic opportunity to secure a substantial family home in a desirable location.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

11'7" x 6'3" (3.54m x 1.91m)

### Ground Floor w.c.

7'8" x 3'8" (2.36m x 1.13m)

### Study/Playroom

7'8" x 7'3" (2.34m x 2.21m)

### Lounge

15'10" x 11'1" (4.84m x 3.39m)

### Kitchen

11'7" x 7'10" (3.55m x 2.40m)

### Dining Room

11'2" x 9'3" (3.42m x 2.84m)

### Utility

12'0" x 5'10" (3.66m x 1.78m)

## FIRST FLOOR ACCOMMODATION

### Bedroom Two

11'7" x 11'3" (3.55m x 3.45m)

### En-Suite

6'3" x 6'1" (1.92m x 1.86m)

### Bedroom Three

11'11" x 9'4" (3.65m x 2.86m)

### Bedroom Four

12'4" x 7'10" (3.77m x 2.39m)

### Bedroom Five

10'6" x 9'5" (3.21m x 2.88m)

### Bathroom

6'11" x 6'2" (2.11m x 1.90m)

## SECOND FLOOR ACCOMMODATION

### Bedroom One

14'7" x 13'8" (4.45m x 4.17m)

### Dressing Room

7'8" x 6'9" (2.35m x 2.07m)

### En-Suite

11'1" x 8'3" (3.40m x 2.54m)

### Bedroom Six

9'4" x 8'10" (2.85m x 2.70m)

## EXTERNAL

### Front

The house has a tidy front lawn with shrubs and metal fencing. To the side, there's parking space for three cars, leading to a single garage at the back.

### Rear

The rear garden is fully enclosed with timber fencing and features a lawned area and a paved patio perfect for relaxing or entertaining.

## DIRECTIONS

From our Selby office, turn left onto Finkle Street, then continue onto Gowthorpe (A19) heading southwest. Stay on A19 as it becomes Doncaster Road—follow signs towards Wistow/Selby outskirts. As you approach Wistow, look out for a turn onto Pinfold Hill, then quickly right onto Garmancarr Lane, where the property can be clearly identified by our Park Row Properties 'For Sale' sign.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

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: LPG Underground tank  
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.

### **HEATING AND 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:

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



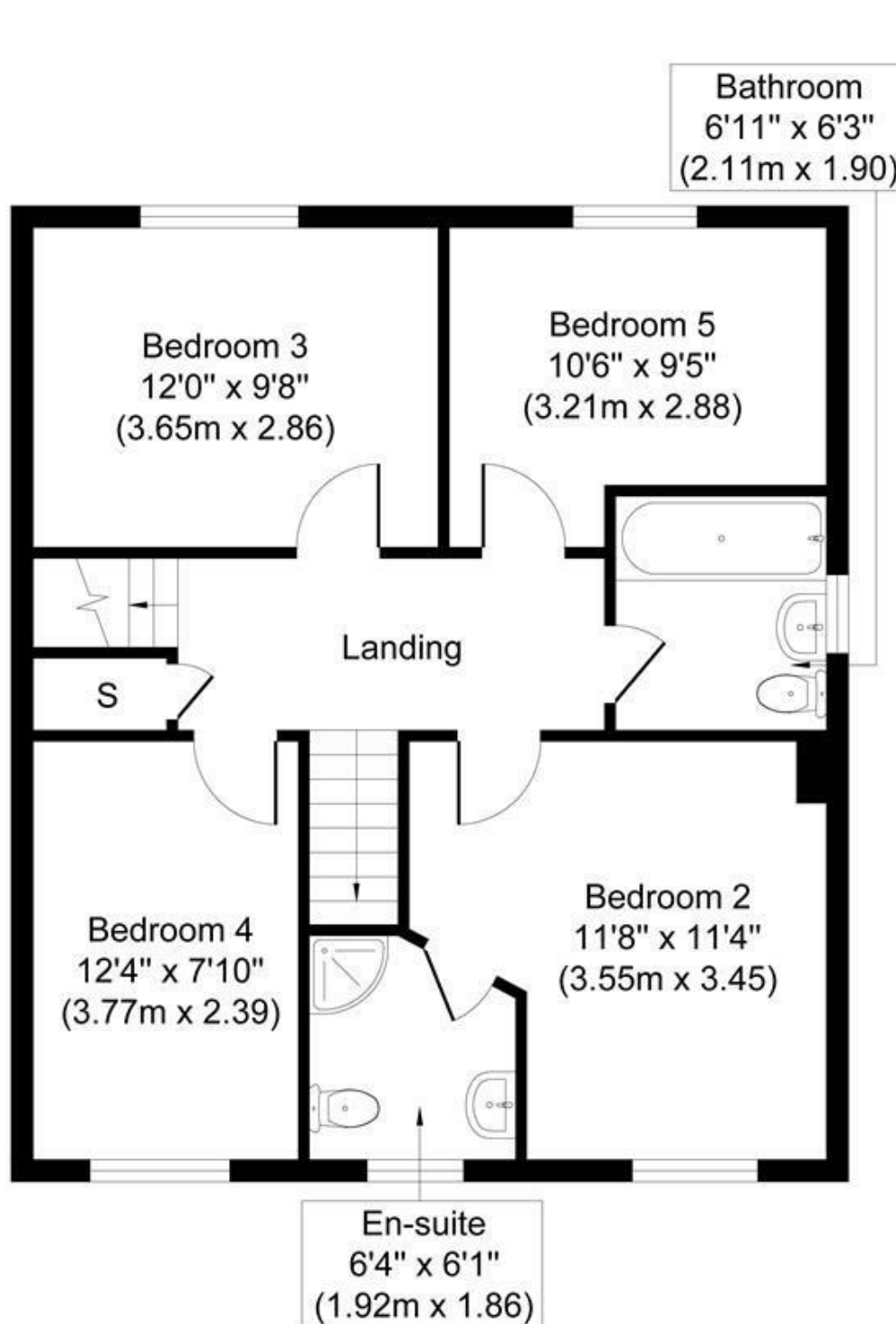


**Ground Floor**  
**Approximate Floor Area**  
**646 sq. ft**  
**(60.06 sq. m)**

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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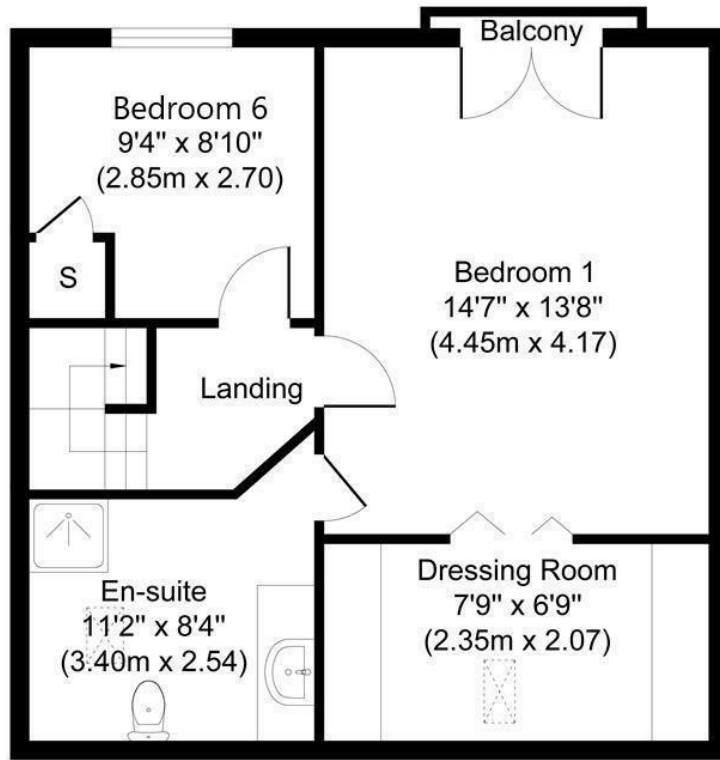




**First Floor**  
**Approximate Floor Area**  
**646 sq. ft**  
**(60.06 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**597 sq. ft**  
**(55.42 sq. m)**

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