

# Park Row



**Broadacres, Carlton, Goole, DN14 9NF**

**£250,000**



**\*\* VILLAGE LOCATION \*\* SOUTH FACING REAR GARDEN \*\* OFF STREET PARKING \*\*** Situated in the desirable village of Carlton, this property briefly comprises: Hall, Kitchen/Diner, Lounge, Shower room and Study/Fourth Bedroom. To the First Floor are Three Bedrooms, Bedroom One with En-Suite. Externally, the property has an enclosed rear garden, garage and driveway. **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 OVERVIEW

Located in the sought-after village of Carlton, this well-presented and extended semi-detached dormer bungalow offers spacious and flexible living with an modern open plan kitchen, living, dining room, ideal for families and entertaining. The ground floor features a welcoming entrance hall leading to a bright and well-appointed kitchen, living, dining room with patio doors leading out to the garden for summer living and a comfortable lounge, perfect for relaxing evenings along with a fourth bedroom/study and a shower room. which completes the ground floor accommodation. Upstairs, the property offers three bedrooms, with bedroom one enjoying an en-suite with separate bath and shower. Externally, the home is set with off-street parking, a detached garage, and a fully enclosed rear garden. This lovely home combines village living with beautiful countryside, making it an ideal choice for families, downsizers, or anyone seeking a quieter pace of life within easy reach of local amenities.

## GROUND FLOOR ACCOMODATION

### Hallway

### Kitchen/Diner

20'3" x 15'10" (6.18m x 4.85m)

### Lounge

12'2" x 10'11" (3.73 x 3.34)

### Study/Bedroom Four

7'10" x 8'10" (2.4m x 2.7m)

### Shower Room

6'3" x 5'4" (1.93m x 1.65m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'5" x 10'3" (3.81m x 3.14m)

### En-Suite

8'6" x 8'11" (2.61m x 2.72m)

### Bedroom Two

13'8" x 9'0" (4.17m x 2.75m)

### Bedroom Three

7'10" x 12'4" (2.4m x 3.76m)

## Exterior

### Front

### Rear

## Directions

From the centre of Selby head out of Selby on the Bawtry Road (A1041) continue down to the mini roundabout, head

straight over to the large roundabout, go straight across again towards Camblesforth on the A1041. Go through Camblesforth until you get to the mini roundabout go straight across and continue on into Carlton. Finally, take a left on to Town End Avenue then turn right onto Broadacres follow the road round and the property is on the left. The property can be clearly identified by our Park Row 'For Sale' board.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

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: 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:**


SELBY - 01757 241124

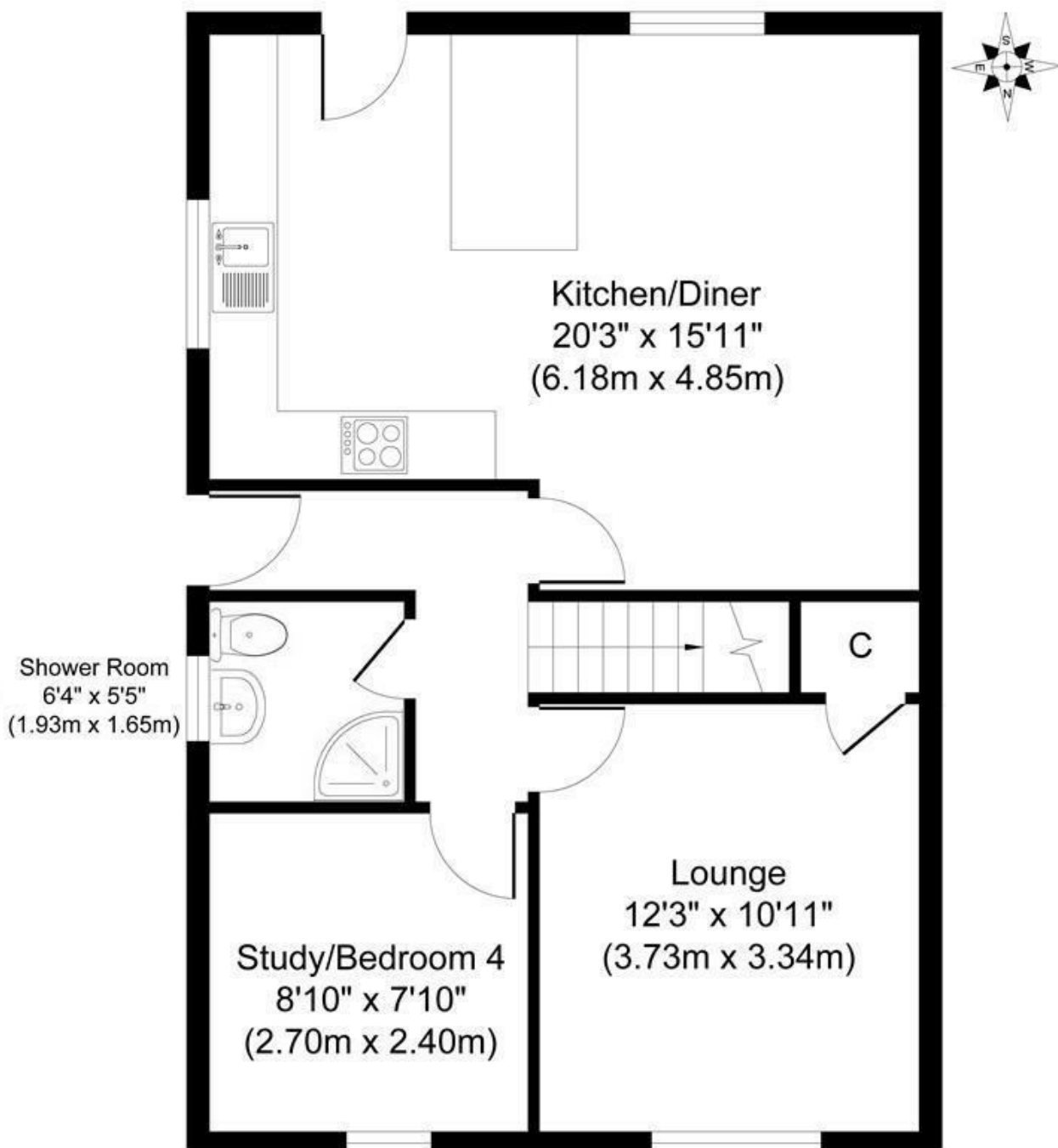
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

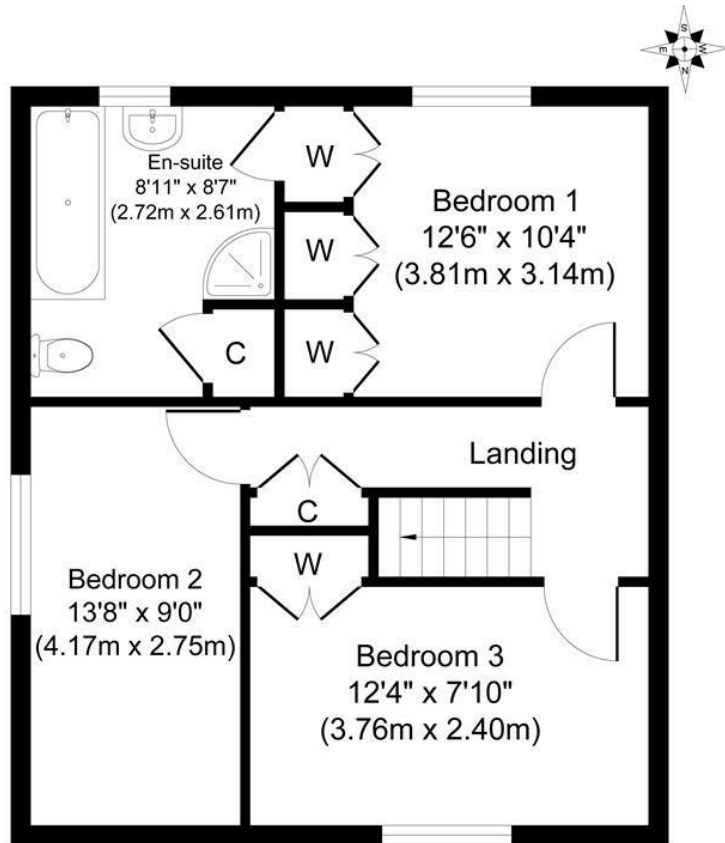




**Ground Floor**  
**Approximate Floor Area**  
**648 sq. ft**  
**(60.21 sq. m)**

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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