

# Park Row

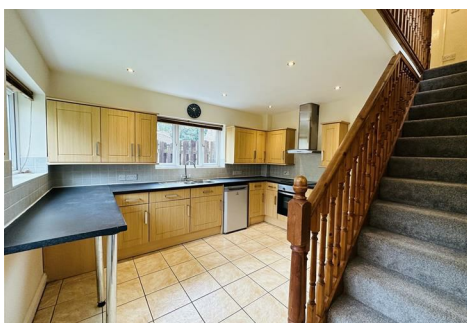


**Park Lane, Barlow, Selby, YO8 8JQ**

**£200,000**



**\*\* IDEAL FIRST TIME BUYER PROPERTY \*\* NO CHAIN \*\*** Situated in Barlow, this Semi-Detached property briefly comprises: Lounge, Dining Room and Kitchen. To the First Floor are three Bedrooms and a Bathroom. Externally, the property has off street parking and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE THIS PROPERTY HAS TO 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

Located in the charming village of Barlow, Selby, this delightful semi-detached house on Park Lane offers a perfect blend of comfort and convenience. Built in the late 1940s, the property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat. The house features two reception rooms, ideal for when meal times are needed. The well-proportioned three bedrooms ensure that there is plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is its proximity to the stunning Barlow Common Nature Reserve, which offers a serene escape into nature, perfect for leisurely strolls or invigorating dog walks. Additionally, the village is home to a popular and social village hall, fostering a strong sense of community among residents. Families will appreciate the excellent primary school nearby, making this location particularly appealing for those with children.

This property is offered chain free, allowing for a smooth and straightforward purchasing process. With its desirable location and charming features, this semi-detached house on Park Lane is an excellent opportunity for anyone looking to settle in a vibrant and welcoming village. Don't miss the chance to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### Hall

6'4" x 4'10" (1.94m x 1.49m)

### Dining Room

15'6" x 10'2" (4.73m x 3.10m)

### Lounge

13'11" x 10'7" (4.25m x 3.25m)

### Kitchen

13'6" x 12'0" (4.13m x 3.67m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'11" x 10'5" (4.25m x 3.18m)

### Bedroom Two

10'5" x 10'0" (3.19m x 3.07m)

### Bedroom Three

12'0" x 5'11" (3.66m x 1.82m)

### Bathroom

6'6" x 5'10" (2.00m x 1.8m )

## EXTERIOR

### Front

To the front is a paved area for parking and lawned areas to both sides of the property .

### Rear

Fully enclosed rear garden with gate leading to access lane.

## DIRECTIONS

Leaving Selby head to to A1041 and follow this road out of Selby continue straight ahead. Eventually turn left onto Barlow Common Road and follow this road into Barlow, the road will merge into Park Road, then will merge

into Park Lane. The property can be identified by our Park Row For Sale board.

## 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

Tax Banding: A

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.

## 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.

## 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

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: LPG

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



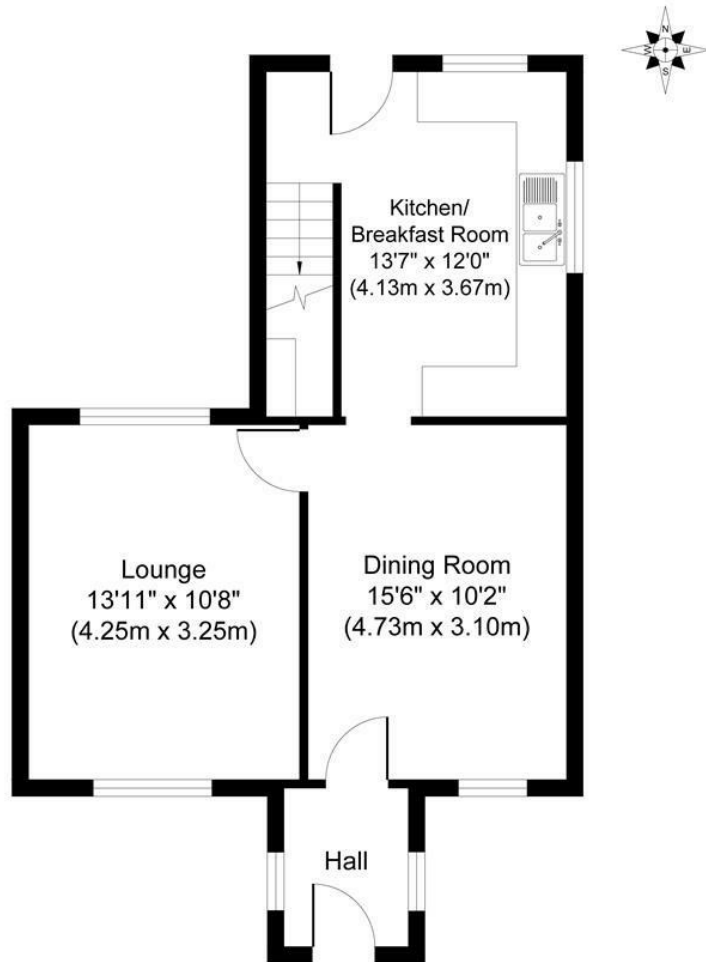
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## **VIEWINGS**

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.





**Ground Floor**  
**Approximate Floor Area**  
**491 sq. ft**  
**(45.62 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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