

Park Row



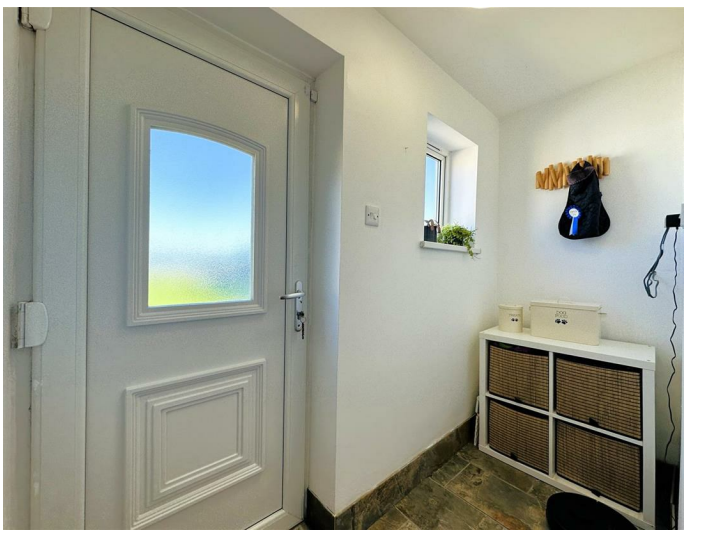
Main Road, Temple Hirst, Selby, YO8 8QJ

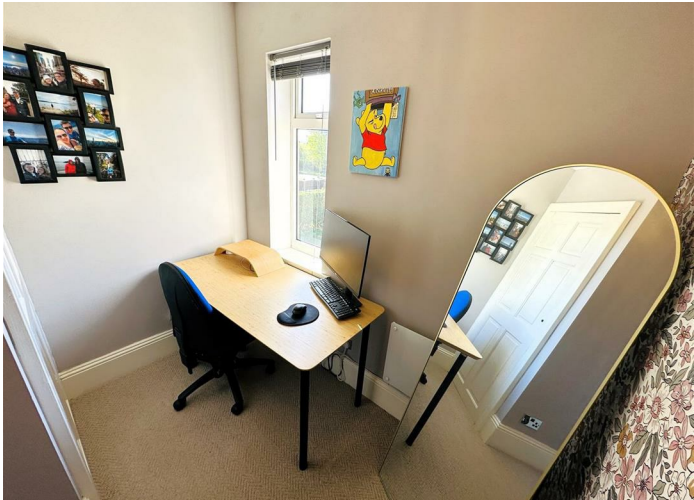
Asking Price £205,000



**** VILLAGE LOCATION ** REAR GARDEN WITH RURAL VIEWS **** Situated in the village of Temple Hirst this family home briefly comprises: Hall, Living Room, Open Plan Kitchen-Dining Area and Boot Room. To the First Floor there is three Bedrooms and a Family Bathroom. Externally, the property benefits from off street parking for multiple vehicles and a large 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 SUMMARY

This charming 3-bedroom semi-detached property offers spacious and well-presented accommodation, ideal for families or first-time buyers. The ground floor features a welcoming entrance hall, a bright living room, and a modern kitchen diner perfect for entertaining. A practical boot room adds useful storage and access to the rear garden. Upstairs, the property offers a generous master bedroom, a second double bedroom, a single bedroom, and a contemporary family bathroom. Outside, there is a large driveway providing ample off-road parking, and a private rear garden with stunning open views, perfect for relaxing or outdoor dining.

GROUND FLOOR ACCOMMODATION

Entrance Hall

4'2" x 3'2" (1.29 x 0.98)

Living Room

14'6" x 11'11" (4.44 x 3.65)

Kitchen-Diner

17'8" x 8'9" (5.40 x 2.68)

Boot Room

8'2" x 4'8" (2.50 x 1.43)

FIRST FLOOR ACCOMMODATION

Main Bedroom

10'7" x 9'6" (3.25 x 2.91)

Bedroom Two

9'10" x 8'10" (3.01 x 2.71)

Bedroom Three

7'6" x 6'7" (2.31 x 2.02)

Bathroom

8'0" x 7'7" (2.44 x 2.33)

EXTERIOR

Front

Large Driveway offering off street parking to the front of the property with a wooden gate for access and paved pathway leading to front door.

Rear

Enclosed rear garden has a patio area leading into storage room and open store.

DIRECTIONS

From our Selby Office, Turn right onto New Street, then left onto Gowthorpe (A63). Continue on the A63 out of Selby, then take the A1041 toward Camblesforth. Follow signs for Temple Hirst, and after about 6 miles, turn left onto Main

Road. Continue along Main Road until you reach number 5, which will be on your left where the property can be clearly identified by a 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.

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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Electric

Sewerage: Shared Septic Tank

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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.

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.

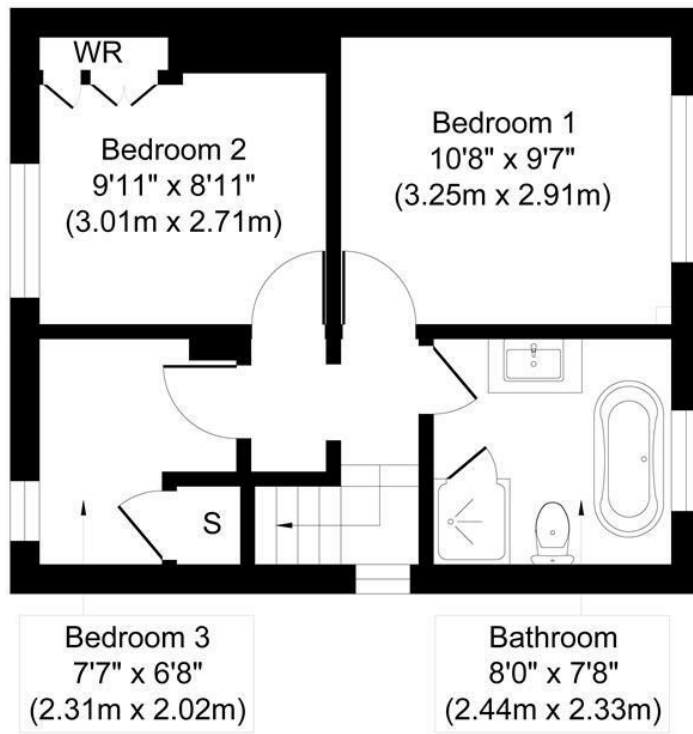




Ground Floor
Approximate Floor Area
415 sq. ft
(38.56 sq. m)

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
377 sq. ft
(34.99 sq. m)

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