

# Park Row



**Park Road, Barlow, Selby, YO8 8ET**

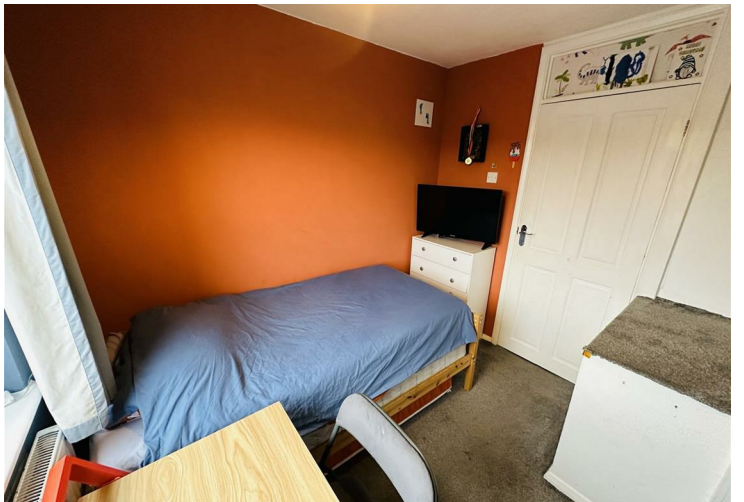
**Offers Over £230,000**



**\*\* NATURE RESERVE CLOSE BY \*\* CLOSE TO MOTORWAY LINKS \*\*** Situated in Barlow, this three bedroom semi detached property briefly comprises: Lounge, Diner, ground floor W.C, and Kitchen. To the first floor are three Bedrooms and a family Bathroom. Externally, the property benefits from an enclosed rear garden with a patio walkway. **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

Nestled on the charming Park Road in Barlow, Selby, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a hallway and into a spacious lounge diner that runs the full length of the home, providing an inviting area for relaxation and entertaining. The modern kitchen, located at the rear, is designed for convenience and functionality, making meal preparation a pleasure. Additionally, the ground floor features a handy W.C., enhancing the practicality of the living space.

Venture upstairs to discover three comfortable bedrooms. The family bathroom is thoughtfully designed, complete with a separate shower cubicle, ensuring that morning routines are both efficient and enjoyable.

Outside, the property boasts a large gravelled area at the front. The rear garden is predominantly laid to lawn, bordered by bushes and fencing, creating a private outdoor space perfect for children to play or for hosting summer gatherings.

Do not miss the opportunity to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### Hall

18'2" x 6'3" (5.54m x 1.91m)

### Ground Floor WC

5'7" x 2'8" (1.71m x 0.83)

### Lounge/Diner

24'2" x 12'11" (7.37m x 3.96)

### Kitchen

9'8" x 8'9" (2.96m x 2.68m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'6" x 11'10" (4.13m x 3.63m)

### Bedroom Two

12'2" x 11'5" (3.72m x 3.50m)

### Bedroom Three

8'10" x 8'6" (2.71m x 2.60m)

### Bathroom

9'3" x 5'5" (2.84m x 1.66m)

## EXTERIOR

## Front

To the front there is a gravelled area leading to the front door.

## Rear

To the rear is mainly laid to lawn with hedges and fencing .

## DIRECTIONS

From the Park Row office on Finkle Street in Selby, head onto New Street and follow it to the A1041, at the roundabout take the second exit. Continue on the A1041, then turn left onto Barlow Common Road, following signs to Barlow. Once in Barlow. Turn left onto Park Road where the property can be identified by the 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: 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.

## 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

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Oil

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

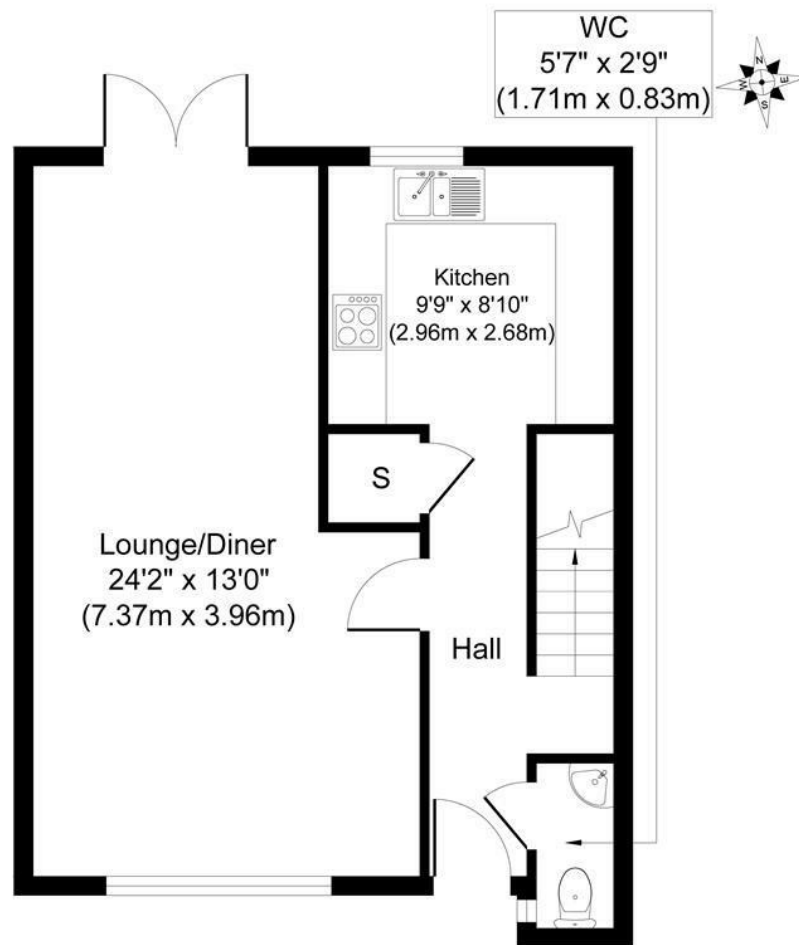
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWINGS

Strictly by appointment with the sole agents.

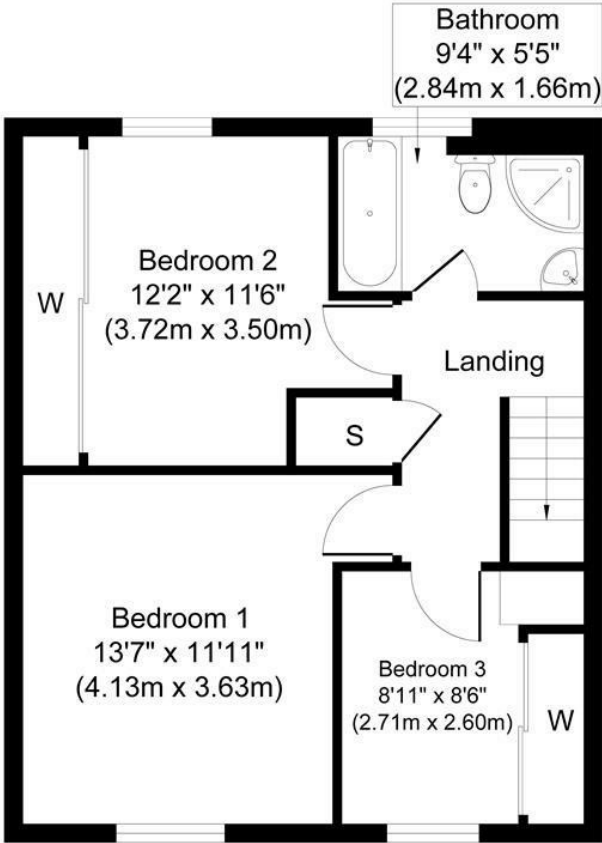
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Ground Floor**  
**Approximate Floor Area**  
**482 sq. ft**  
**(44.79 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**  
**478 sq. ft**  
**(44.36 sq. m)**

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