

Park Row

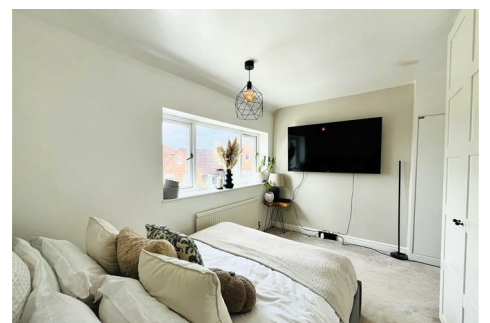


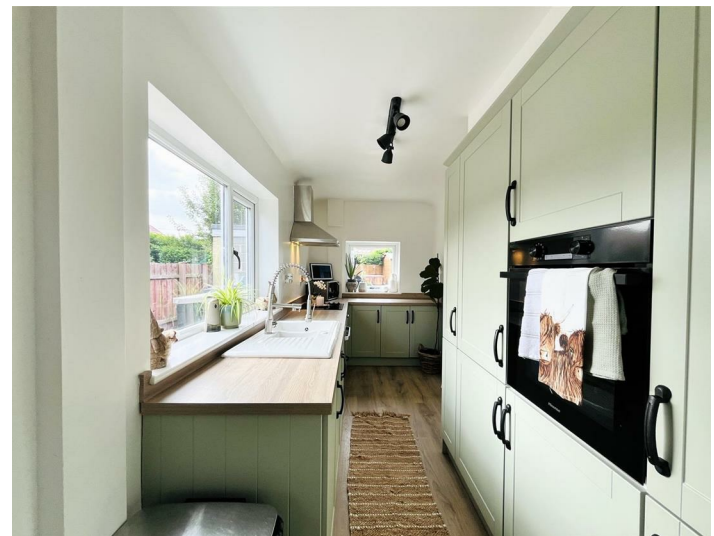
Gravel Hill Lane, Whitley, Goole, DN14 0JD

£240,000



**** GARAGE/OFFICE ** SOUTH FACING REAR GARDEN **** Situated in Whitley, this semi-detached property briefly comprises: Dining Room, Conservatory, Lounge, Kitchen, and Utility. To the First Floor are three bedrooms and a Bathroom. Externally, the property has an enclosed garden and driveway. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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 SUMMARY

Nestled in the sought-after village of Whitley, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families or professionals alike.

Step into a welcoming dining room, which opens into a bright and airy conservatory—perfect for relaxing or entertaining. Next to this is a separate cosy lounge area. The kitchen is well-appointed and leads to a handy utility room, providing additional storage and workspace.

Upstairs you'll find three well-proportioned bedrooms and a modern family bathroom, all finished to a good standard.

The property boasts ample off-street parking to the front, with the driveway continuing down the side of the house to a converted garage, now used as a practical home office. To the rear, enjoy a private and enclosed garden with patio areas, ideal for outdoor dining and summer gatherings. This delightful home combines comfort, functionality, and excellent outdoor space in a desirable village setting. Early viewing is highly recommended.

GROUND FLOOR ACCOMMODATION

Dining Room

12'11" x 12'2" (3.96m x 3.72m)

Conservatory

11'7" x 14'9" (3.55m x 4.52m)

Lounge

11'5" x 16'2" (3.48m x 4.95m)

Kitchen

22'9" x 6'3" (6.95m x 1.91m)

Utility Room

2'8" x 4'11" (0.83m x 1.51m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'11" x 9'6" (3.96m x 2.91m)

Bedroom Two

10'3" x 9'1" (3.13m x 2.78m)

Bedroom Three

8'10" x 6'11" (2.70m x 2.12m)

Bathroom

7'1" x 6'0" (2.18m x 1.85m)

EXTERNAL

Front

Parking and established trees and plants.

Side

Parking continues and leads to garage / office.

Rear

Fully enclosed rear garden with patio areas.

DIRECTIONS

Leave Selby via A19 Doncaster Road passing through the villages of Brayton and Burn and continuing over the bridge at Chapel/West Haddlesey. Follow the A19 past Eggborough Power Station on the left and to the mini-roundabout. Take the second exit off the roundabout towards Doncaster (A19) and continue straight across at the next roundabout.

Proceed through the village of Whitley on Doncaster Road and take a left at the roundabout onto Selby Road. Turn right onto Gravelhill Lane. The property can be clearly identified by a 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 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:

GOOLE - 01405 761199

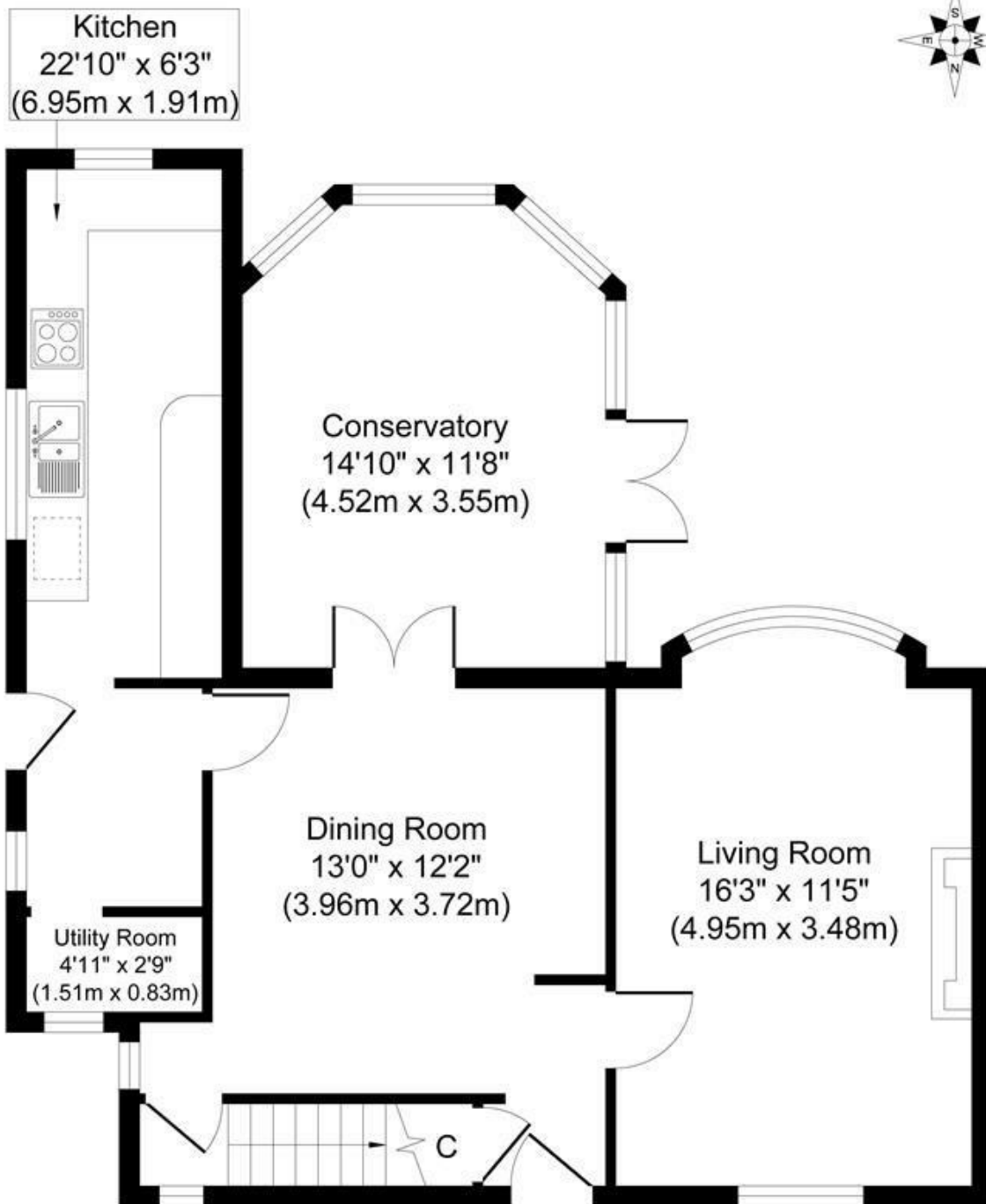
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

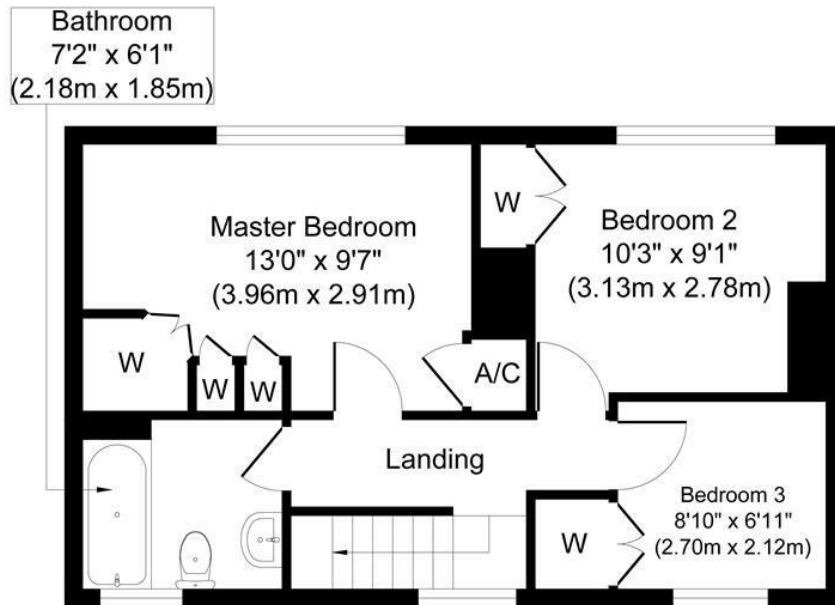




Ground Floor
Approximate Floor Area
759 sq. ft
(70.48 sq. m)

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
425 sq. ft
(39.52 sq. m)

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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

