

# Park Row



**Sandway Drive, Camblesforth, Selby, YO8 8JX**

**Offers Over £140,000**



**\*\* SOUTH-FACING REAR GARDEN \*\* OWNED SOLAR PANELS \*\*** Situated in the village of Camblesforth, this semi-detached property briefly comprises: Hall, Lounge and Kitchen. To the first floor is a bedroom and Bathroom. The front of the property benefits from off street parking and lawned section with fully enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**







## PROPERTY OVERVIEW

Situated in the popular village of Camblesforth, this charming one-bedroom semi-detached home is ideal for first-time buyers and investors alike. The property offers off-street parking and a front garden, with a private, enclosed south-facing garden to the rear—perfect for relaxing, entertaining, or enjoying the sunshine all day long.

A key highlight of this home is the fully owned solar panel system—neither leased nor government granted. The new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the panels provide, making this an energy-efficient and cost-effective choice.

Ideally positioned within easy reach of Selby town centre, the property benefits from excellent local amenities, schools, and transport links, making it a convenient and appealing place to call home.

## GROUND FLOOR ACCOMMODATION

### Hall

5'4" x 3'6" (1.65m x 1.09m)

### Lounge

14'7" x 9'8" (4.46m x 2.97m)

### Kitchen

9'8" x 5'10" (2.96m x 1.80m)

## FIRST FLOOR ACCOMMODATION

### Bedroom

11'1" x 9'9" (3.38m x 2.98m)

### Bathroom

7'3" x 5'10" (2.21m x 1.80m)

## EXTERIOR

### Front

Predominately laid to lawn with driveway leading to the rear of the property.

### Rear

Fully enclosed, South-facing rear garden with patio area with the rest of the garden being laid to lawn.

### Directions

From the Selby office head towards the Abbey and take a right hand turn at the traffic lights onto the A1041 Bawtry Road to Camblesforth and follow this road for approximately five miles. Proceed along this road and take the turning to Camblesforth village, proceed along this road and take a right hand turn onto Croft Road. Continue along Croft Road passing the shops and Sandway Drive is the second turning on the left hand side where the property can be easily identified by our Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

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: Solar Panels/Mains

Heating: Heaters

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.

## 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

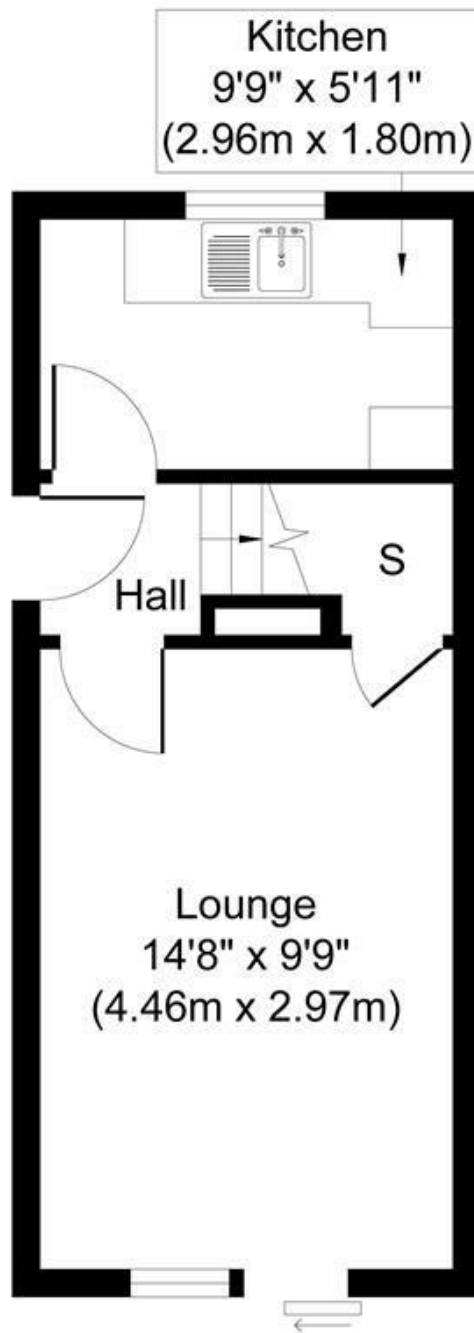
CASTLEFORD - 01977 558480

## **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.

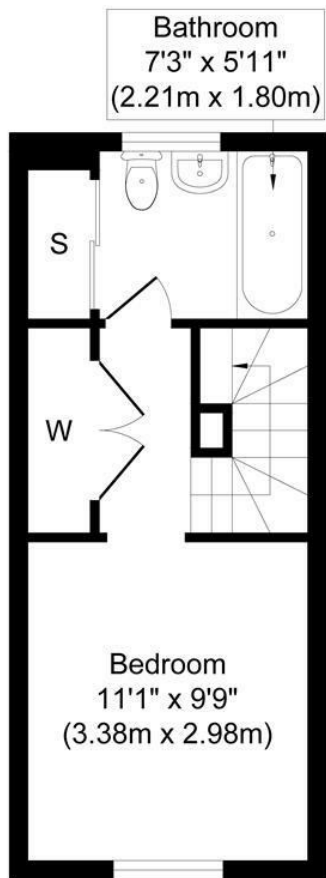




**Ground Floor**  
**Approximate Floor Area**  
**241 sq. ft**  
**(22.42 sq. m)**

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**  
**241 sq. ft**  
**(22.42 sq. m)**

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