

Park Row



Clayton Drive, Snaith, Goole, DN14 9EW

£400,000



**** SPACIOUS OPEN PLAN LOUNGE, KITCHEN-DINER ** INTEGRAL GARAGE ** SPACIOUS DOUBLE BEDROOMS ****

Situated on the Kings Reach development by Lovell Homes, this executive style family property briefly comprises: Hall, Ground Floor w.c, Lounge, Open Plan Lounge Kitchen Diner and Utility Room. The First Floor offers four double bedrooms, two of which having En-Suite Rooms and additional Family Bathroom. Externally the property offers off street parking for two vehicles, garage finished with lawned section and herbaceously planted borders. The rear is fully enclosed and laid to lawn with patio area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND 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 OVERVIEW

Situated on the edge of the highly desirable market town of Snaith, in a sought-after residential area, this beautifully presented home is ready to move into and perfectly suited to growing families and professionals alike.

The inviting lounge, featuring a charming bay window, provides an ideal setting for relaxation and cosy evenings. To the rear, the impressive open-plan living space has been thoughtfully designed to enhance both family life and entertaining, seamlessly connecting the kitchen, dining, and lounge areas so everyone can remain part of the conversation. Patio doors lead out to a fully enclosed rear garden, allowing the indoor and outdoor spaces to be enjoyed together during the warmer months. An integral garage, conveniently accessed via the utility room, adds further practicality to everyday living.

Upstairs, the bedrooms are bright and generously proportioned, with two benefitting from en-suite facilities, while the remaining bedrooms are served by a well-appointed family bathroom.

Blending traditional character with modern and contemporary design, this home offers stylish open-plan living and has been finished to a high specification, including energy-efficient features throughout.

Snaith is a highly regarded historic market town, offering a vibrant selection of local and independent businesses. It is particularly popular with families, benefiting from both primary and secondary schools, as well as excellent transport links including its own train station and easy access to nearby motorway networks.

GROUND FLOOR ACCOMMODATION

Hall

16'2" x 3'11" (4.95m x 1.20m)

Ground Floor W.C

6'7" x 3'3" (2.03m x 1.00m)

Lounge

19'6" x 12'0" (5.96m x 3.68m)

Kitchen Diner Living Area

30'5" x 15'2" (9.28m x 4.63m)

Utility

8'5" x 5'6" (2.58m x 1.68m)

FIRST FLOOR ACCOMMODATION

Bedroom One

16'6" x 16'0" (5.03m x 4.88m)

En-Suite

8'5" x 6'6" (2.59m x 2.00m)

Bedroom Two

15'1" x 9'3" (4.60m x 2.83m)

En-Suite

9'2" x 5'2" (2.81m x 1.58m)

Bedroom Three

14'11" x 10'6" (4.56m x 3.21m)

Bedroom Four

15'1" x 10'4" (4.60m x 3.17m)

Bathroom

6'11" x 6'5" (2.12m x 1.96m)

EXTERIOR

Garage

20'7" x 10'2" (6.28m x 3.10m)

Front

Off street parking

Rear

Fully enclosed and laid to lawn with patio area.

DIRECTIONS

Leave the Selby office and head towards the Abbey and turn right at the traffic lights onto the A1041 Bawtry Road, proceeding along this road passing through the villages of Camblesforth and Carlton and this road will take you into Snaith. Take the first exit at the mini roundabout onto Beast Fair. Turn left onto Butt Lane and then take the second right onto Clayton Drive.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Yorkshire County Council

Tax Banding: E

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.

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.

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.

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:

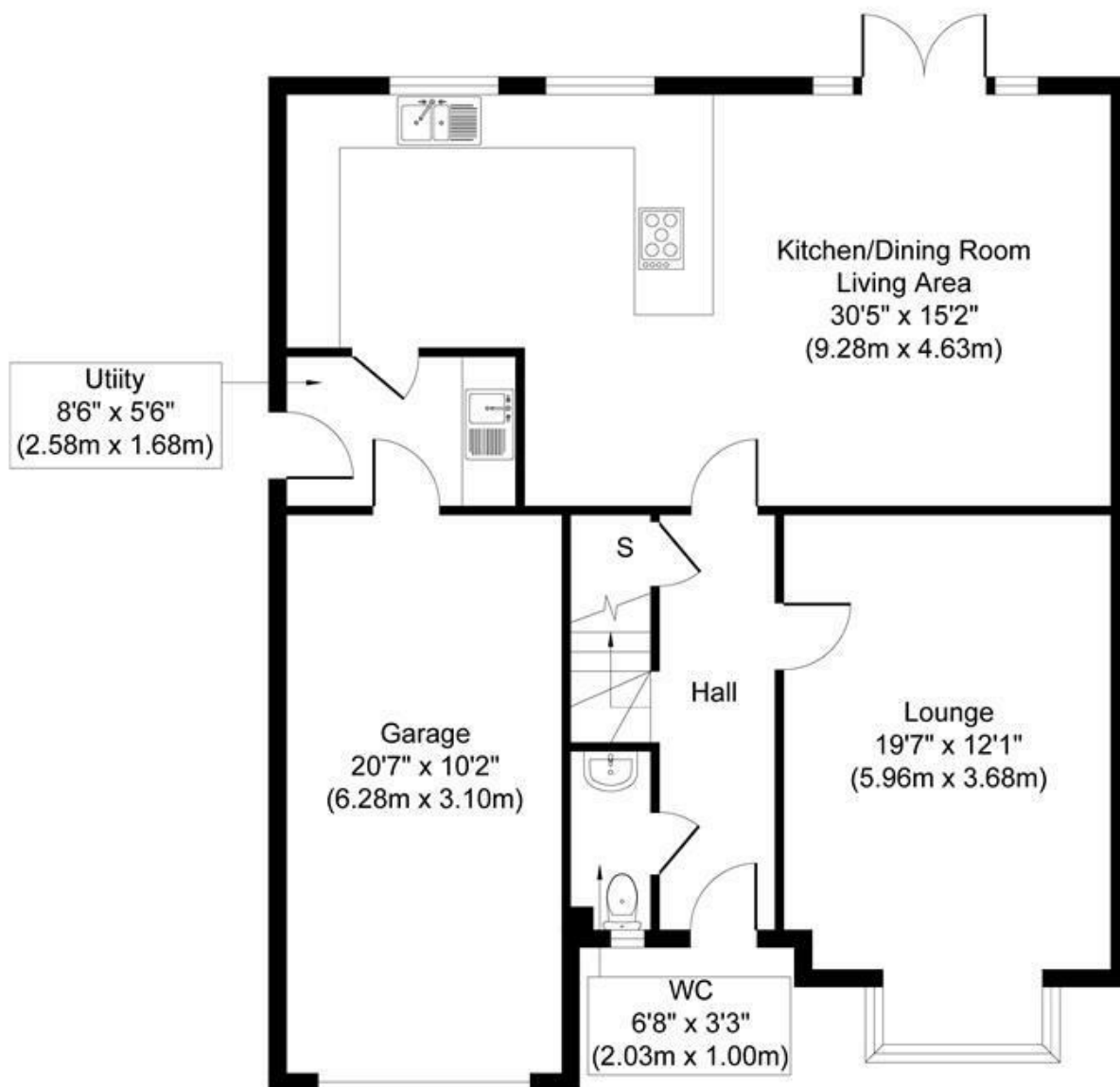
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

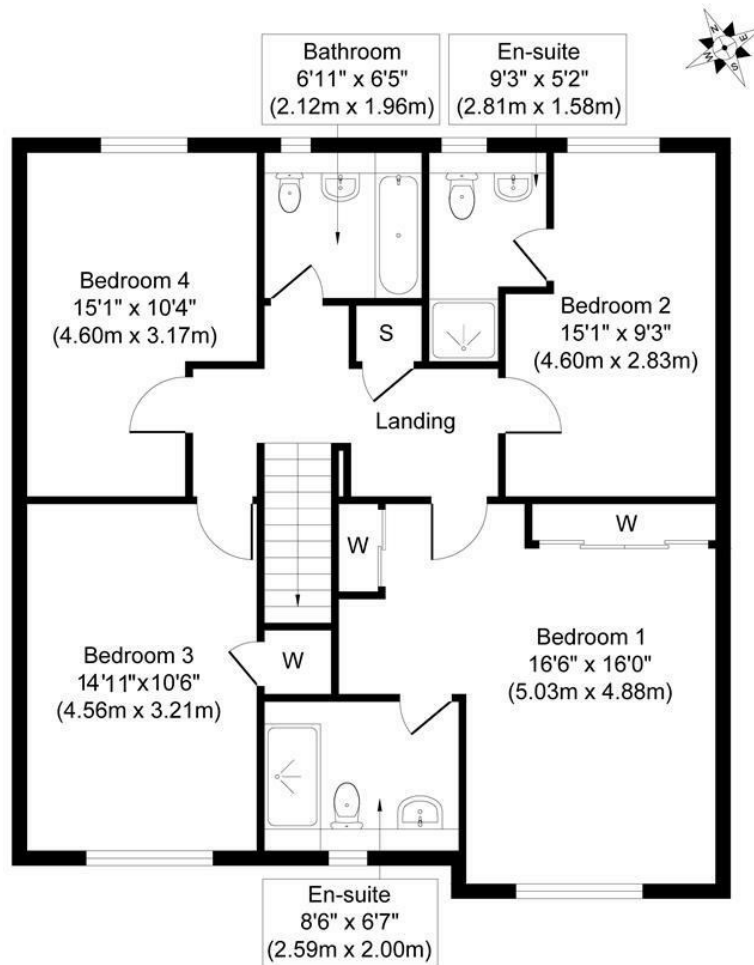
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
1025 sq. ft
(95.22 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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