

Park Row



Chestnut Garth, Hemingbrough, Selby, YO8 6RB

Price £260,000

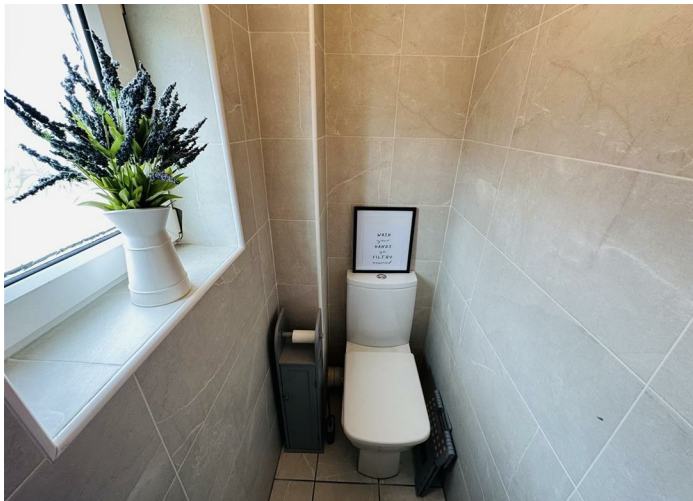


**** GARAGE ** CORNER PLOT **** Situated in Hemingbrough this property briefly comprises: Hall, Lounge-Diner and Kitchen. To the first floor are three bedrooms and a family Bathroom with separate w.c. Externally the property benefits from off street parking, detached garage with its own driveway and an enclosed rear garden. **VUEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

Situated on a corner plot, this detached property benefits from a large driveway to the front, with a further driveway to the side leading to a detached single garage. Upon entering, the property features an entrance hall leading into a spacious kitchen and into the lounge/dining room, which benefits from French doors opening out onto the generous rear garden. To the first floor, there are three bedrooms, two of which are well-proportioned doubles. There is also a family bathroom fitted with a bath and overhead shower, along with a separate w.c. The spacious rear garden is mainly laid to lawn, with stepping stones leading to the far end, where there is a brick-built outbuilding and a garden shed, providing useful additional storage.

GROUND FLOOR ACCOMMODATION

Hall

13'7" x 7'1" (4.16m x 2.16m)

Living/ Dining Room

23'5" x 11'11" (7.15m x 3.64m)

Kitchen

10'0" x 9'11" (3.06m x 3.03m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'2" x 11'0" (4.02m x 3.37m)

Bedroom Two

12'2" x 10'3" (3.73m x 3.14m)

Bedroom Three

8'0" x 7'10" (2.46m x 2.41m)

W.c

5'2" x 2'7" (1.60m x 0.81m)

Bathroom

5'7" x 5'3" (1.72m x 1.62m)

EXTERIOR

Front

To the front of the property, there is a driveway providing off-street parking alongside a well-maintained garden. Round the corner, a detached single garage offers additional storage space and benefits from a further driveway.

Rear

To the rear of this property a spacious enclosed garden with outbuilding.

Directions

From our Selby office take the A19 towards York and then the A63 towards Hull passing through the villages of Osgodby

and Cliffe. Upon reaching the village of Hemingbrough turn right onto Water Lane and right onto Back lane and left onto Chestnut Garth then following the road where the property can be clearly identified by the Park Row Properties for sale board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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.

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.

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

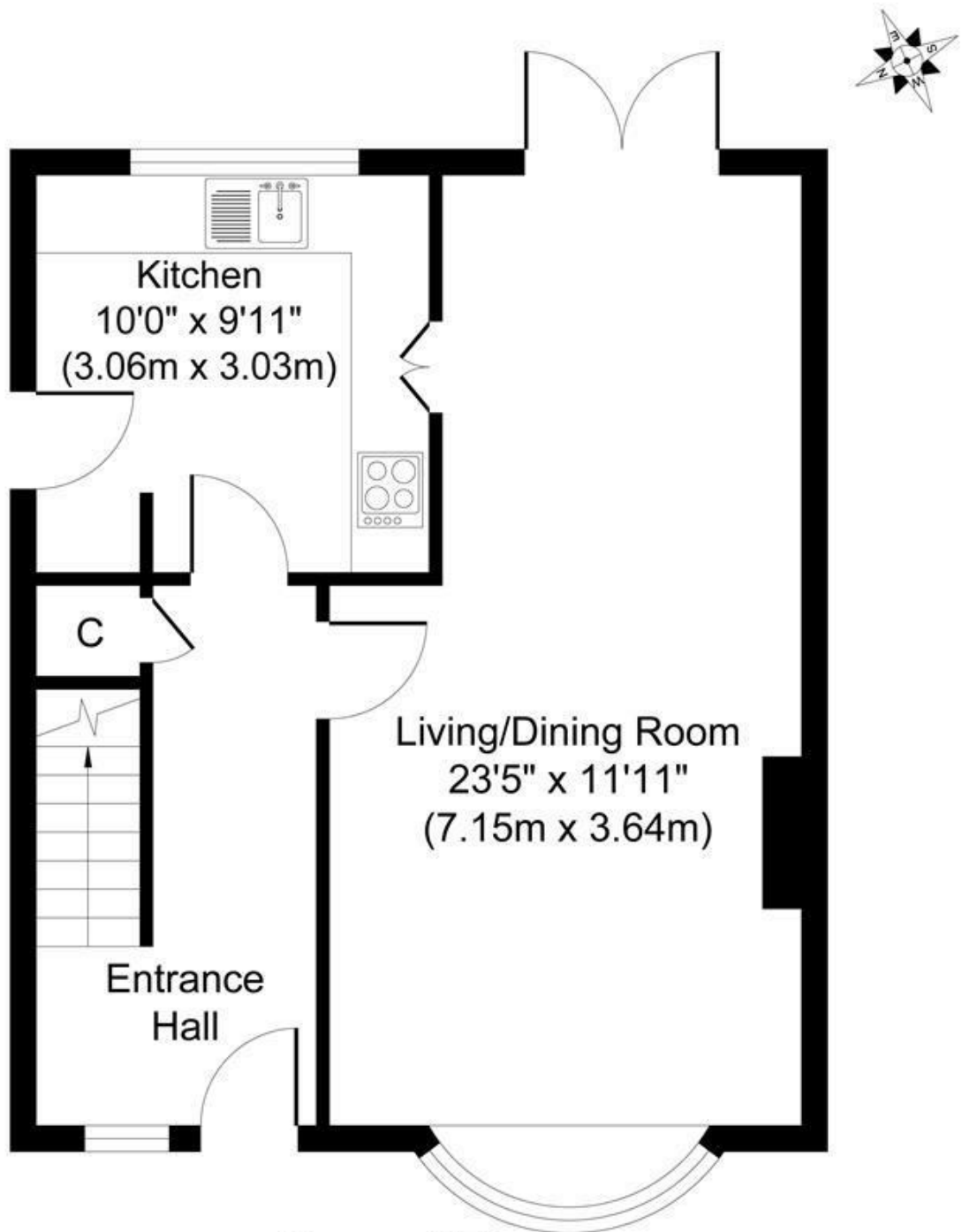
SHERBURN IN ELMET - 01977 681122

PONTEFRACT/CASTLEFORD - 01977 791133

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

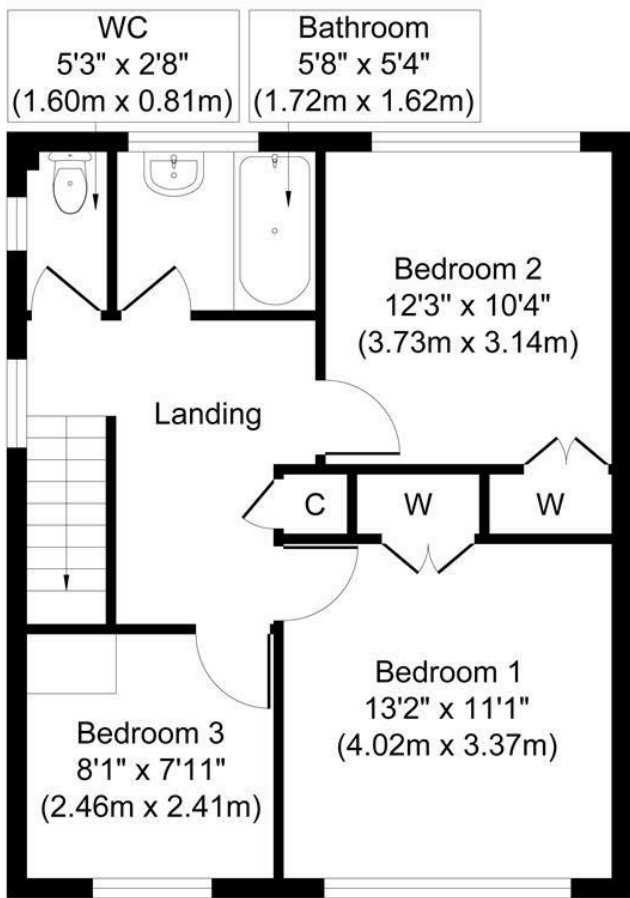




Ground Floor
Approximate Floor Area
475 sq. ft
(44.15 sq. m)

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
465 sq. ft
(43.18 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92 plus A		92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
31-40 G		31-40 G	
Below 31 Below Minimum		Below 31 Below Minimum	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC