

# Park Row



Maple Drive, North Duffield, Selby, YO8 5SS

Offers Over £230,000



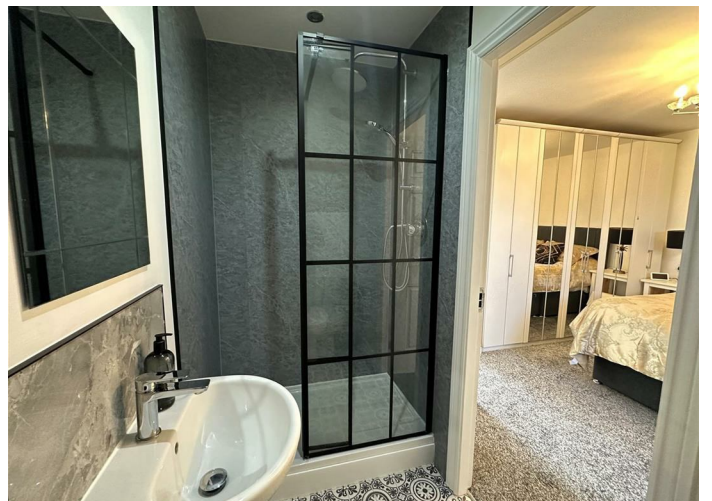
**\*\* SOUTH-FACING REAR GARDEN \*\* GARAGE \*\*** Situated in the highly desirable village of North Duffield, this town house briefly comprises: Hall, Ground Floor w.c and Kitchen Diner. The First Floor offers a Lounge overlooking the cul-de-sac and a bedroom with a 'Jack and Jill' bathroom, whilst the Second Floor accommodates the Master Bedroom with En-Suite and further bedroom. Externally the property offers parking and garage, and porch area with and external store. The South-Facing rear garden is fully enclosed with decked patio area. **VIEWING IS REQUIRED 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

Set over three floors, this stylish townhouse is located in a quiet cul-de-sac in the highly sought-after village of North Duffield. Ideal for first-time buyers and families alike, the property is exceptionally well presented throughout and ready to move into.

The impressive kitchen diner forms the heart of the home, featuring modern white high-gloss cabinetry, generous work surfaces and a stylish dining area. From here, patio doors open directly onto the private south-facing rear garden, which includes a decked patio area perfect for outdoor dining and a low-maintenance artificial lawn.

The bright and spacious Lounge to the First Floor offers a welcoming living space with large window, neutral décor and ample space for comfortable seating areas. The first floor also features a practical Jack and Jill bathroom, providing excellent privacy and flexibility for family members or guests with access to the second bedroom and the main home.

On the upper floor, the master bedroom benefits from a beautifully designed en-suite shower room with a sleek walk-in shower enclosure with black framing, and modern fittings. To the front, the property enjoys a handy porch with outside storage, along with off-street parking and a garage. This modern townhouse successfully combines stylish interiors, flexible family accommodation, and an attractive south-facing garden in a peaceful village setting — an ideal home for those seeking comfort and convenience.

## GROUND FLOOR ACCOMMODATION

### Hall

### Ground Floor w.c

6'3" x 3'3" (1.91m x 1.00m)

### Kitchen Diner

16'1" x 12'1" (4.92m x 3.69m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Lounge

16'2" x 12'5" maximum (4.95m x 3.80m maximum)

### Bedroom Two

14'10" x 8'7" (4.54m x 2.62m)

### Bathroom

8'0" x 7'2" (2.44m x 2.19m)

## SECOND FLOOR ACCOMMODATION

### Landing

### Bedroom One

12'3" x 12'0" (3.74m x 3.67m)

### En-Suite

8'0" x 3'11" (2.45m x 1.20m)

### Bedroom Three

9'11" x 8'7" (3.03m x 2.64m)

## EXTERIOR

### Front

Off street parking leading to garage with porch and outside storage.

### Rear

Decked patio area leading onto low maintenance rear garden which is fully enclosed with outside power points and outside tap.

## DIRECTIONS

Leave Selby and follow the A19 towards York. Pass through two roundabouts to remain on the A19. At the next roundabout take the second exit onto Market Weighton Road. Next, take a left onto Green Lane and finally take a right turn onto Maple Drive. The property can be clearly identified by a Park Row 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: LPG

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: Some 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

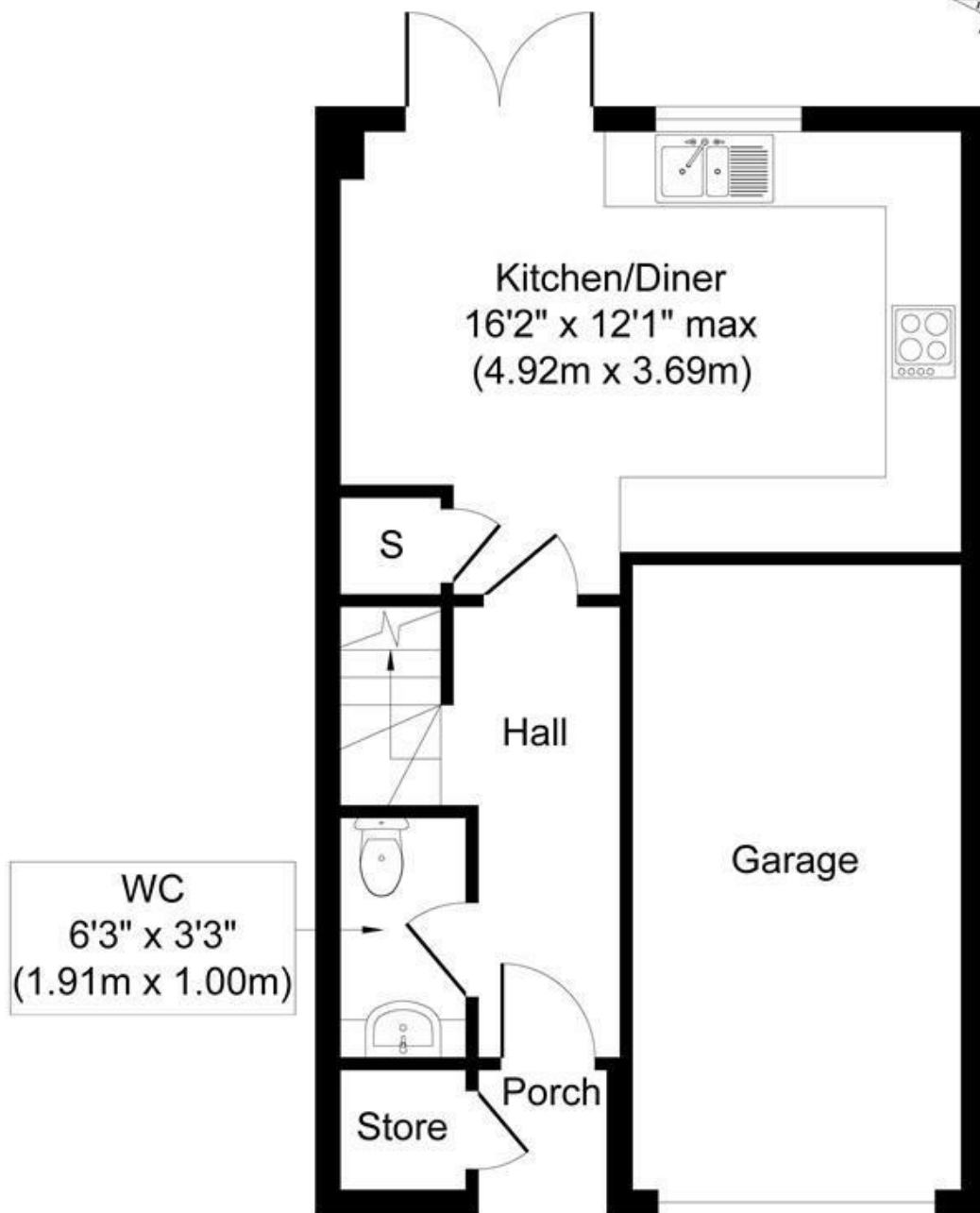
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

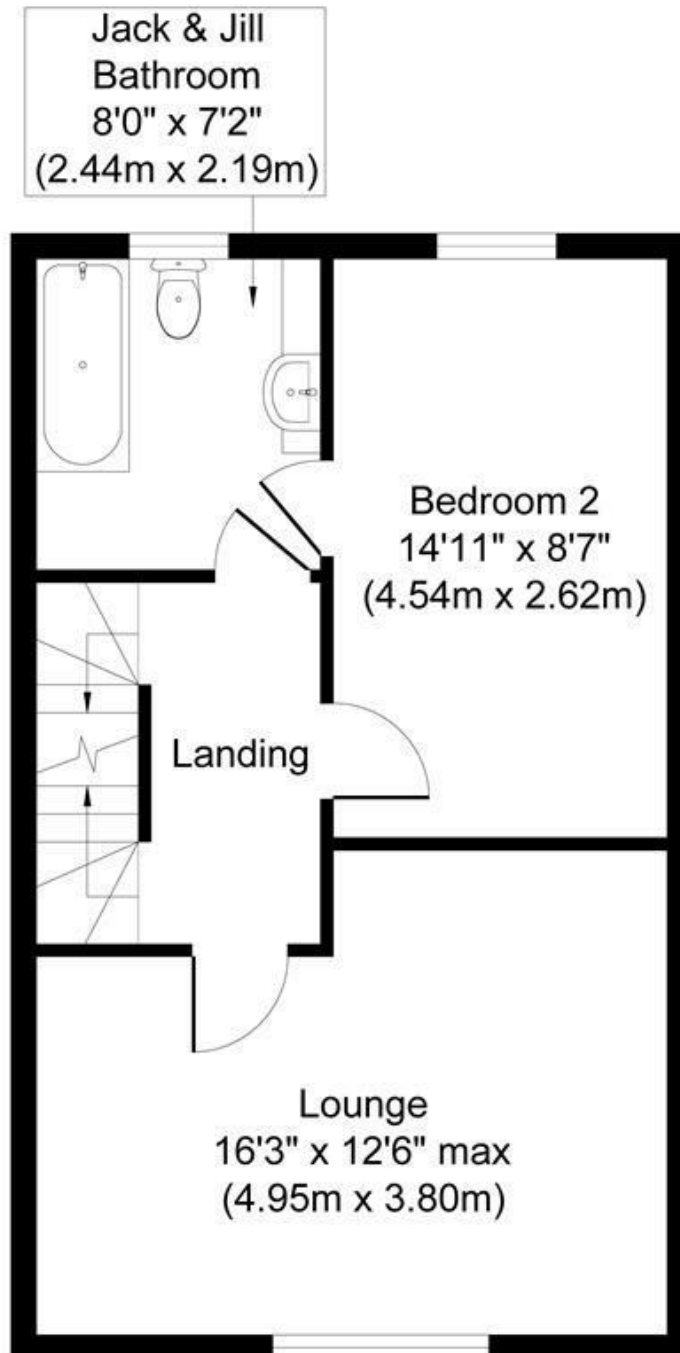
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**450 sq. ft**  
**(41.77 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.

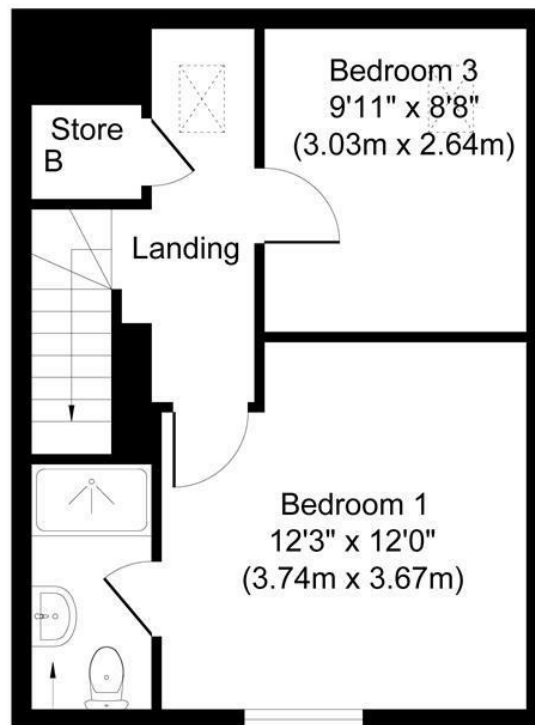
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**First Floor**  
**Approximate Floor Area**  
**450 sq. ft**  
**(41.77 sq. m)**

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En-suite  
8'0" x 3'11"  
(2.45m x 1.20m)

**Second Floor**  
**Approximate Floor Area**  
**362 sq. ft**  
**(33.66 sq. m)**

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**W** www.parkrow.co.uk

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 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	
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	65		7.5
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC