



Park Lane, Burn, Selby

£350,000

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Park Lane,
Burn YO8 8LW

Est. 1871

£350,000

A wonderful opportunity to acquire this detached family home, set on a generous plot and featuring a double garage.

Believed to have been built in the late 1970s by a local developer, Forty Nine Steps takes its name from the exact number of steps to the nearby Wheatsheaf pub. The property offers deceptively spacious living accommodation, including a conservatory attached to the rear and four bedrooms located on the ground floor.

Upon entering the property, the uPVC front door opens into a welcoming hallway. To the right, you will find a ground floor cloakroom with WC and a utility room. The utility room is fitted with provisions for laundry appliances and includes a side door leading to the driveway. The gas central heating boiler is also housed here.

To the left of the hallway is the main reception room, a generous space featuring a large uPVC bay window to the front and an inset wood-burning stove set centrally along the back wall. There is ample room for comfortable seating arrangements.

Beyond the main reception room is the dining room, a versatile space that has served various purposes over the years. From here, you can access both the conservatory and the kitchen, located to the right.

The conservatory, which adjoins the rear of the property, is a key feature of the ground floor, benefitting from French doors leading out into the rear garden. The roof has been replaced and updated in recent years.

The kitchen would benefit from some updating, and currently comprises a



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: 69 (C)
Council Tax: North Yorkshire Council Band E
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent -
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range of wall and base units along with integrated appliances and a stainless steel sink with drainer. There is also a large understairs cupboard, offering valuable additional storage space.

The layout of the ground floor offers exciting potential for further development. The removal of the dividing wall between the dining room and kitchen, along with potential extension works to the rear, could create a spacious, open-plan living area. This is, of course, subject to the necessary planning permissions.

On the first floor, a central landing provides access to four bedrooms and the family bathroom. Three of the bedrooms are generously proportioned, all double in size, and each benefits from a double-glazed window and radiator.

The internal accommodation is completed by a modern house bathroom, which includes a fully tiled inset bath, a separate walk-in shower, a back-to-wall WC, and a hand wash basin with built-in storage underneath. The bathroom is fully tiled on all sides and floor, and is finished with recessed spotlights in the ceiling.

Externally, the property is located along Park Lane, which leads to a spacious tarmac driveway providing off-street parking for several vehicles. The house is pleasantly set back from the road, with a well-maintained front garden. The left boundary is defined by a brick wall, while the right side is enclosed by a combination of fencing and hedging.

To the right elevation of the property is an attached double garage, accessed via two separate up-and-over doors at the front, with additional pedestrian access around the back. Inside, the garage is equipped with both power and lighting connections.

A pathway runs alongside the garage, leading to the rear garden. Although the garden is currently somewhat overgrown in parts, it offers a surprisingly large space. The garden is mainly laid to lawn, bordered by brick and fenced boundaries on all sides, with a number of mature trees providing excellent privacy.

The garden is divided into two sections by a brick wall, with a walkway leading to an extended part of the garden. The backdrop beyond the garden is private land, with additional trees on the right-hand side.

While the property is in a generally satisfactory state of repair, the fixtures and fittings have become somewhat dated over time and would benefit from renovation works to bring it up to modern living standards. This presents an exciting opportunity to acquire a spacious family home, with generous grounds, in one of the area's most sought-after village locations.



Partners:

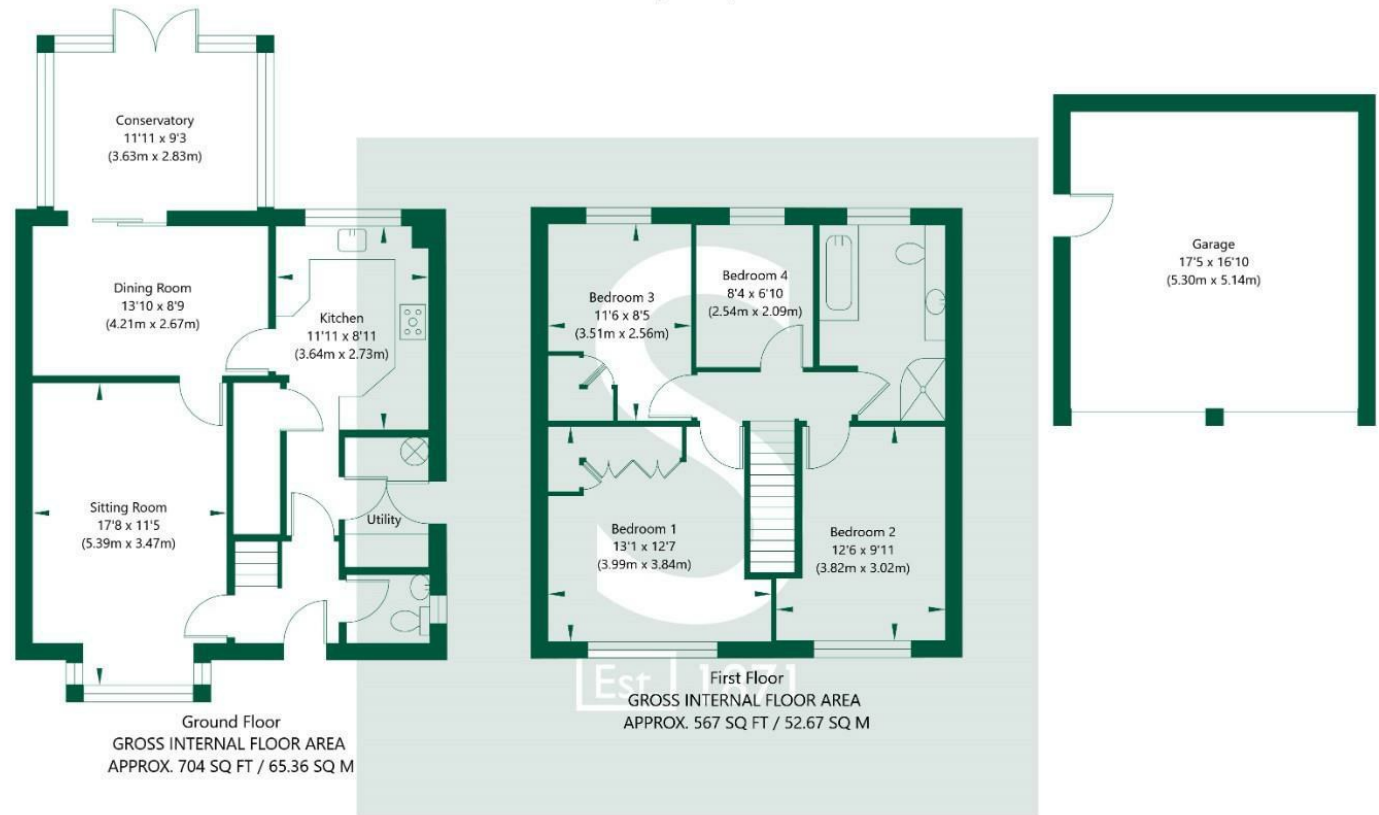
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1271 SQ FT / 118.03 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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