

Park Row

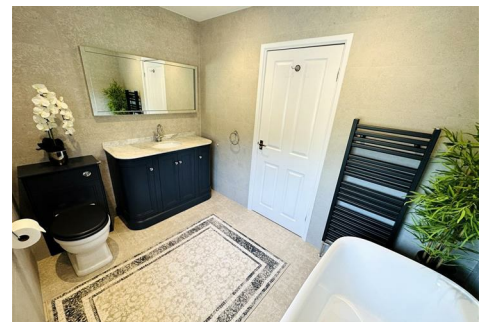


Camblesforth Road, Selby, YO8 8ND

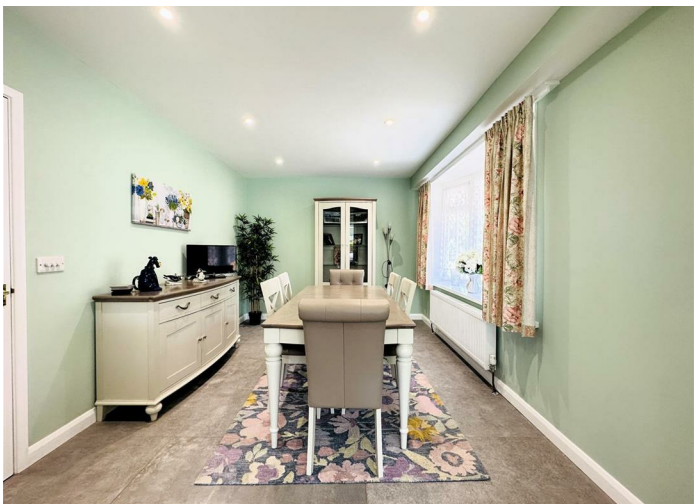
Offers Over £700,000



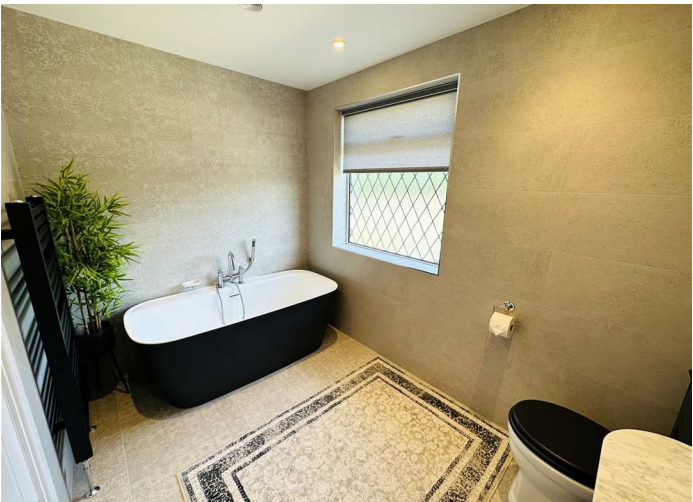
**** SUBSTANTIAL FAMILY HOME ** APPROXIMATELY 2.74 ACRES **** This imposing family home briefly comprises of spacious Hall, Ground Floor w.c, Lounge, Dining Room/Bedroom Five and Breakfast Kitchen. To the First Floor are four bedrooms; all with fitted wardrobes and the Master Bedroom having En-Suite. The property offers an additional Family Bathroom. In addition, within the grounds the property offers a mobile outbuilding with three bedrooms and an open plan Living Kitchen Diner. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

This is an exceptional residence occupying approximately 2.74 acres of beautifully maintained grounds, offering an outstanding blend of elegant family living, impressive entertaining space and remarkable versatility. Set behind twin electrically operated gated entrances with sweeping driveways and extensive parking, this prestigious five-bedroom detached home is complemented by a substantial three-bedroom mobile outbuilding, creating an ideal opportunity for multi-generational living, guest accommodation, holiday letting or running a business from home (subject to any necessary consents).

The home has been thoughtfully designed to embrace its idyllic rural surroundings, with spacious and beautifully appointed accommodation that effortlessly combines character, comfort and practicality. Large windows frame delightful views across the landscaped gardens and surrounding countryside, whilst the generous reception rooms and well-equipped family kitchen provide the perfect setting for both everyday living and entertaining on a grand scale.

The outbuilding offers exceptional flexibility, providing a self-contained three-bedroom home with its own living accommodation, making it perfectly suited for extended family, independent teenagers, visiting guests or an additional income stream.

Outside, the property is equally impressive. The extensive grounds provide a wonderful balance of formal gardens, open lawns and mature trees, creating a peaceful and private setting. The dual gated driveways offer secure access and ample parking for numerous vehicles, whilst the generous plot presents endless opportunities for those seeking an equestrian lifestyle, hobby farming, outdoor pursuits or simply space to enjoy the tranquillity of the countryside.

Situated on the edges of both Selby and Camblesforth, the home enjoys the best of both worlds, offering a peaceful rural setting whilst remaining exceptionally well connected. The nearby market towns of Selby, Howden and Goole provide an excellent range of shops, supermarkets, restaurants and leisure facilities, with highly regarded schools close by. Excellent road links via the A19, A63 and M62 place York, Leeds, Hull and Doncaster all within comfortable commuting distance, whilst Selby railway station offers direct services to Leeds, York and London, making this a superb location for families and professionals alike.

GROUND FLOOR ACCOMMODATION

Hall

16'10" x 12'3" (5.14m x 3.74m)

Ground Floor w.c

5'3" x 4'7" (1.62m x 1.40m)

Lounge

22'8" x 12'11" (6.91m x 3.96m)

Breakfast Kitchen

29'1" x 15'8" (8.89m x 4.79m)

Dining Room/Bedroom Five

14'1" x 11'11" (4.31m x 3.65m)

FIRST FLOOR ACCOMMODATION

Landing/Study Area

15'1" x 13'8" (4.62m x 4.17m)

Bedroom One

15'7" x 11'9" (4.77m x 3.60m)

En-Suite

7'1" x 6'11" (2.18m x 2.13m)

Bedroom Two

13'0" x 11'10" (3.97m x 3.63m)

Bedroom Three

12'11" x 10'5" (3.96m x 3.18m)

Bedroom Four

12'0" x 8'0" (3.67m x 2.45m)

Bathroom

10'0" x 6'7" (3.05m x 2.02m)

EXTERIOR

MOBILE OUTBUILDING

Hall

11'1" x 2'11" (3.39m x 0.91m)

Open Plan Living Kitchen Diner

19'9" x 14'10" (6.03m x 4.54m)

Bedroom One

9'5" x 8'2" (2.88m x 2.51m)

Bedroom Two

9'5" x 8'5" (2.88m x 2.59m)

Bedroom Three

12'6" x 6'8" (3.83m x 2.04m)

Bathroom

10'0" x 2'6" (3.05m x 0.78m)

Front

Rear

DIRECTIONS

Leave Selby on the A1041 (signposted Bawtry/Snaith). Continue along the A1041 where the property can clearly be identified by our Park Row Properties 'For Sale' Board on the right hand side.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: F

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: Oil

Sewerage: Septic Tank

Water: Mains

Broadband: Ultrafast

Mobile: 4G with 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

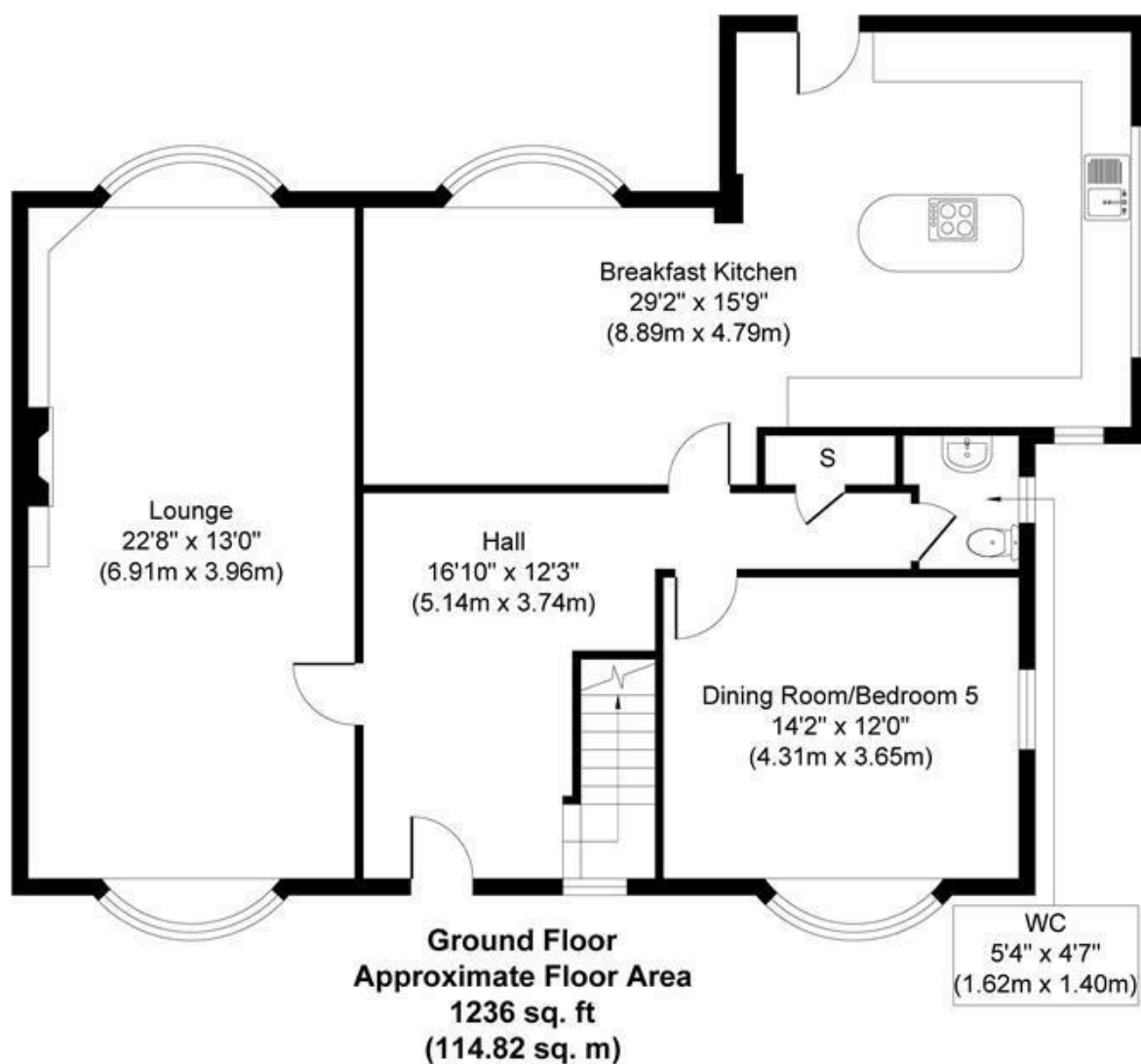
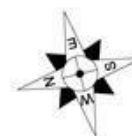
VIEWINGS

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.

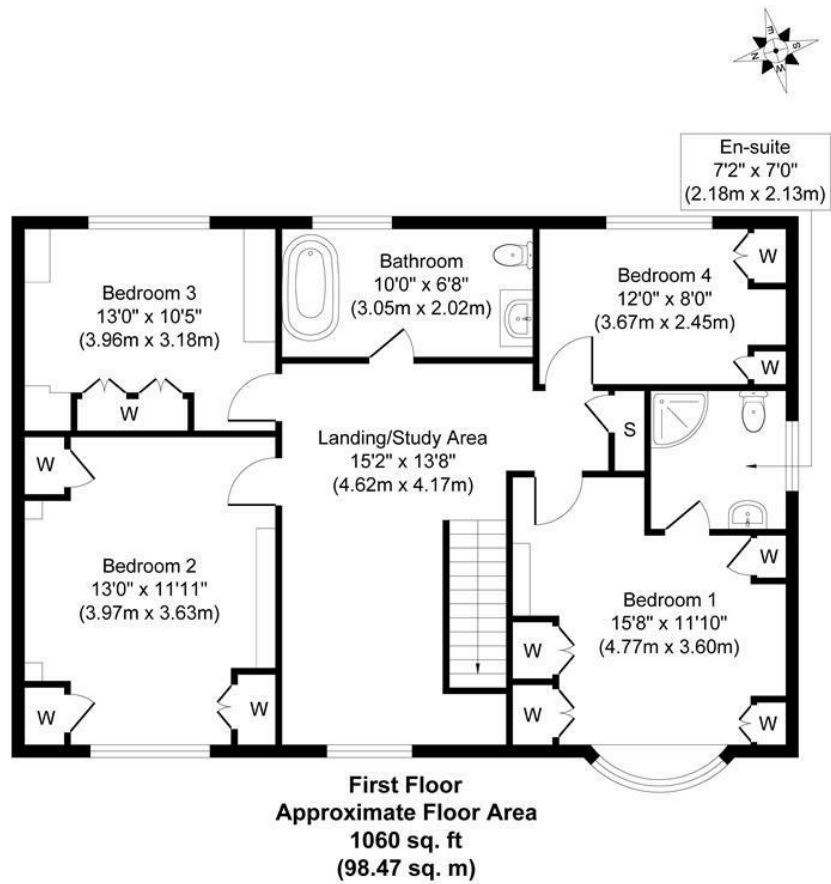
AML Fee

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.



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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