Park Rôw

The Malt Kiln, Cliffe Common, Selby, YO8 6EF

Offers Over £260,000

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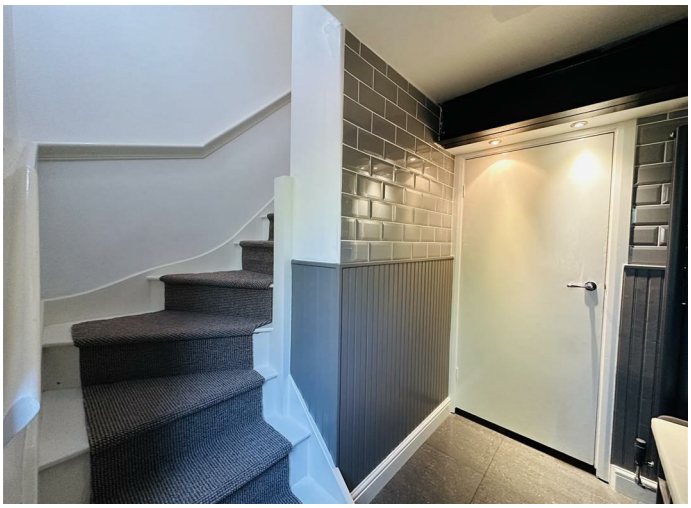
** UNIQUE INDUSTRIAL CONVERSION ** DRESSING ROOM/STUDY ** Situated within the semi-rural village of Cliffe, this home briefly comprises: Hall with Storage Cupboard, with Master Bedroom benefitting from Dressing Room/Study and En-Suite to the First Floor, Lounge with Diner and Kitchen to the Second Floor and two further double bedrooms with recently renovated bathroom servicing these rooms. Externally the property benefits from allocated parking spaces and rear courtyard patio. 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'.



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Property Overview

Occupying one of the former upper levels of the beautifully restored Malt Kiln,this exceptional three-bedroom maisonette forms one of just eight individually designed homes created from a historic Victorian maltings.

Once central to the area's thriving brewing industry, the building has been thoughtfully transformed into an exclusive residential development, preserving the character and craftsmanship of its industrial past through exposed timbers, impressive architectural detailing and generous proportions, while seamlessly embracing the comforts of modern living.

The accommodation is both stylish and versatile, with three well-proportioned double bedrooms, including a spacious master bedroom with the additional benefit of a dressing room or study area.

Outside, the enclosed courtyard provides a private retreat with a paved seating terrace and mature planting. Complemented by two allocated parking spaces and occupying a peaceful semi-rural setting, this remarkable home offers a rare opportunity to own a distinctive piece of Yorkshire's industrial heritage, where timeless character and contemporary convenience combine to create an exceptional place to call home.

GROUND FLOOR ACCOMMODATION

Hall
7'4" x 4'6" (2.25m x 1.38m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One
13'1" x 8'9" (4.003m x 2.67m)

En-Suite
7'10" x 5'2" (2.40m x 1.58m)

Dressing Room/Study
12'4" x 8'3" (3.77m x 2.52m)

SECOND FLOOR ACCOMMODATION

Lounge
19'1" x 12'5" (5.83m x 3.80m)

Dining Area
9'5" x 7'10" (2.89m x 2.39m)

Kitchen
10'8" x 8'11" (3.27m x 2.72m)

THIRD FLOOR ACCOMMODATION

Bedroom Three
12'5" x 12'3" (3.81m x 3.75)

Bedroom Four
16'6" x 9'3" (5.03m x 2.84m)

Bathroom
8'4" x 5'8" (2.56m x 1.75m)

EXTERIOR

Front
Allocated off street parking on spacious, gravelled area.

Rear
With established shrubs and patio area leading to the property entrance.

Directions
Leave Selby via A19 towards York, turning right onto A63, passing through village of Osgodby into village of Cliffe. At crossroads turn left onto York Road, proceed over the railway crossings and follow the road, past the crossroads for Moor Lane. The property can be clearly identified on the left hand side by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING
Tenure: Leasehold *
Local Authority: North Yorkshire County Council
Tax Banding: B
* The residents of the building have formed their own managing committee to maintain communal areas to a high standard. A service charge of £30 per month applies.

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: 4G (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:

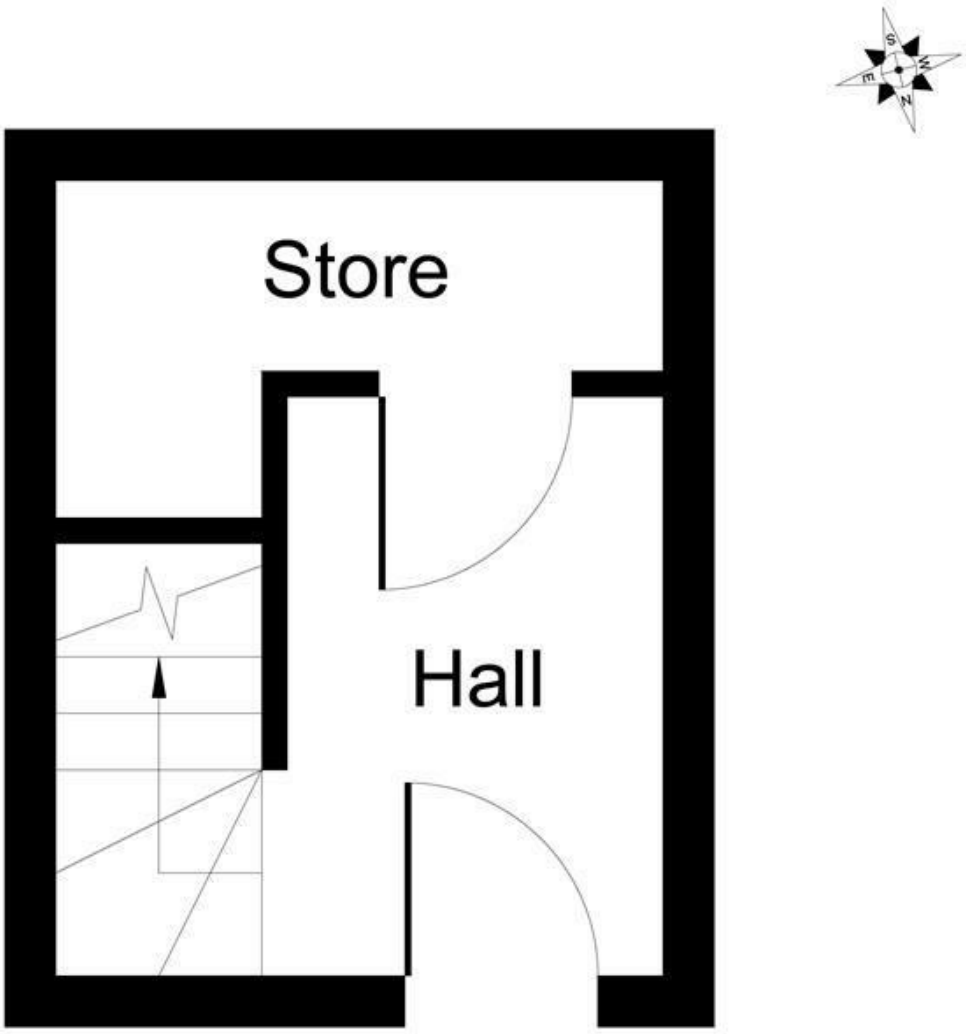
SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.



Ground Floor
Approximate Floor Area
78 sq. ft
(7.29 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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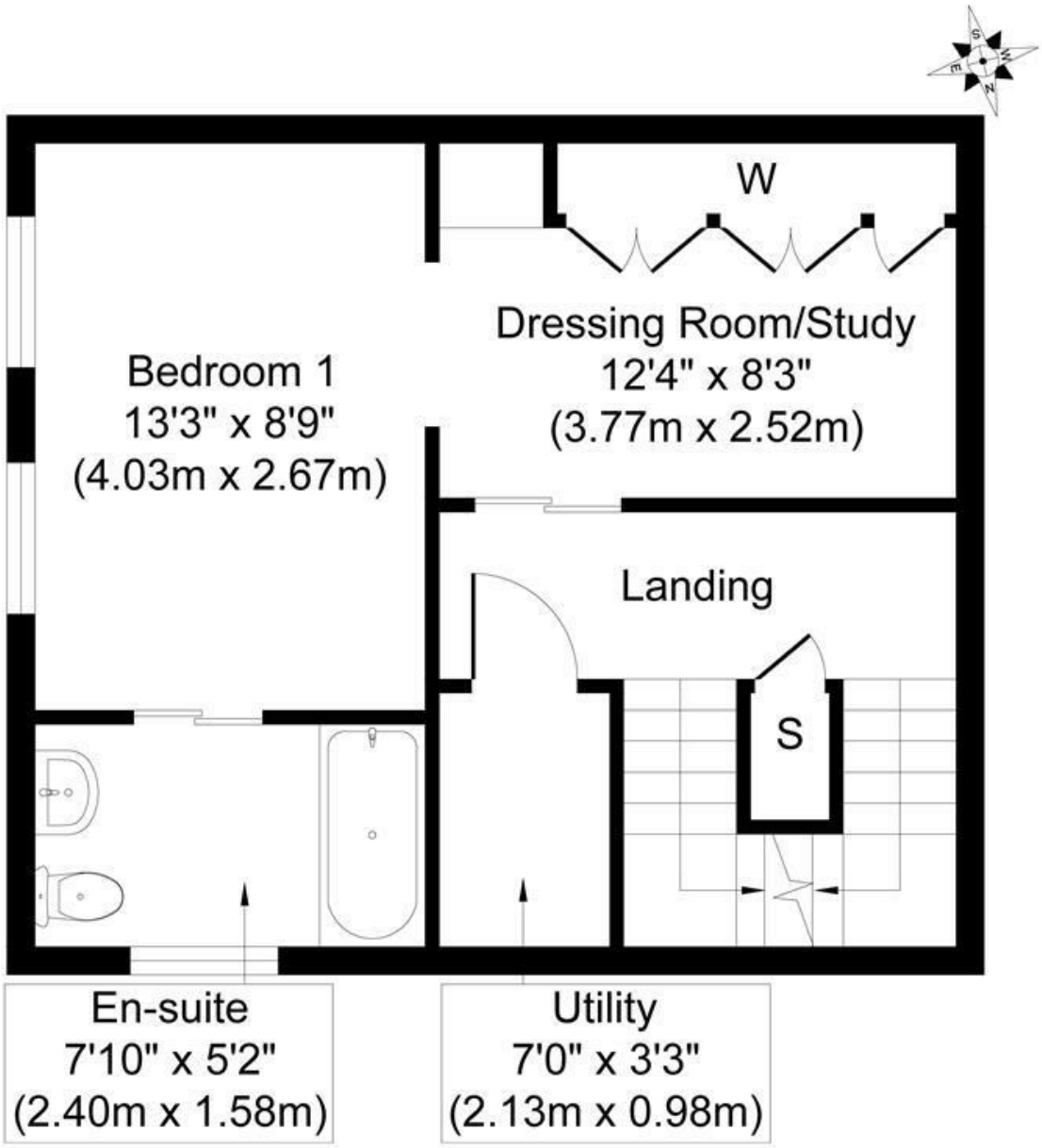

First Floor
Approximate Floor Area
402 sq. ft
(37.34 sq. m)

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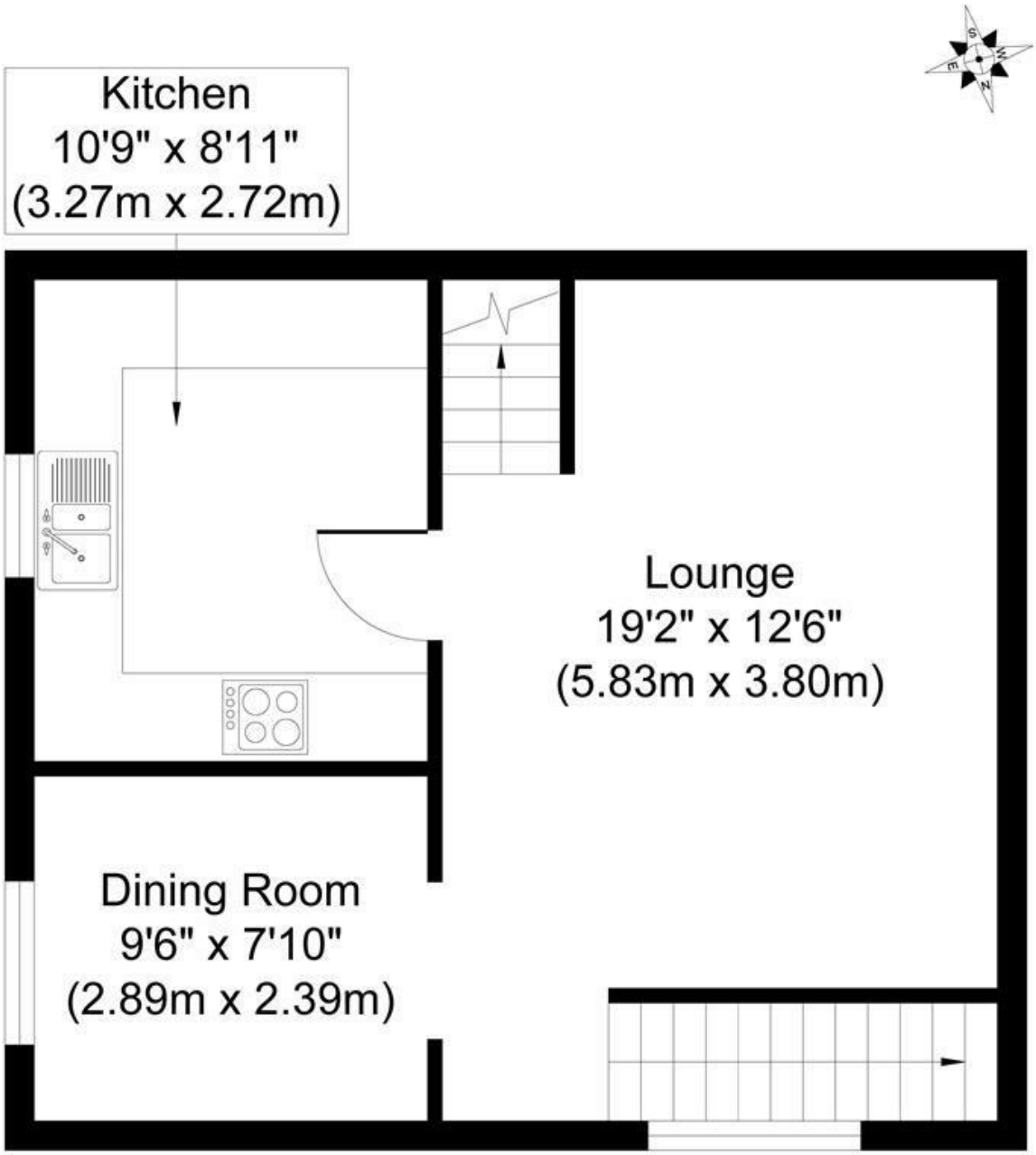

Second Floor
Approximate Floor Area
402 sq. ft
(37.34 sq. m)

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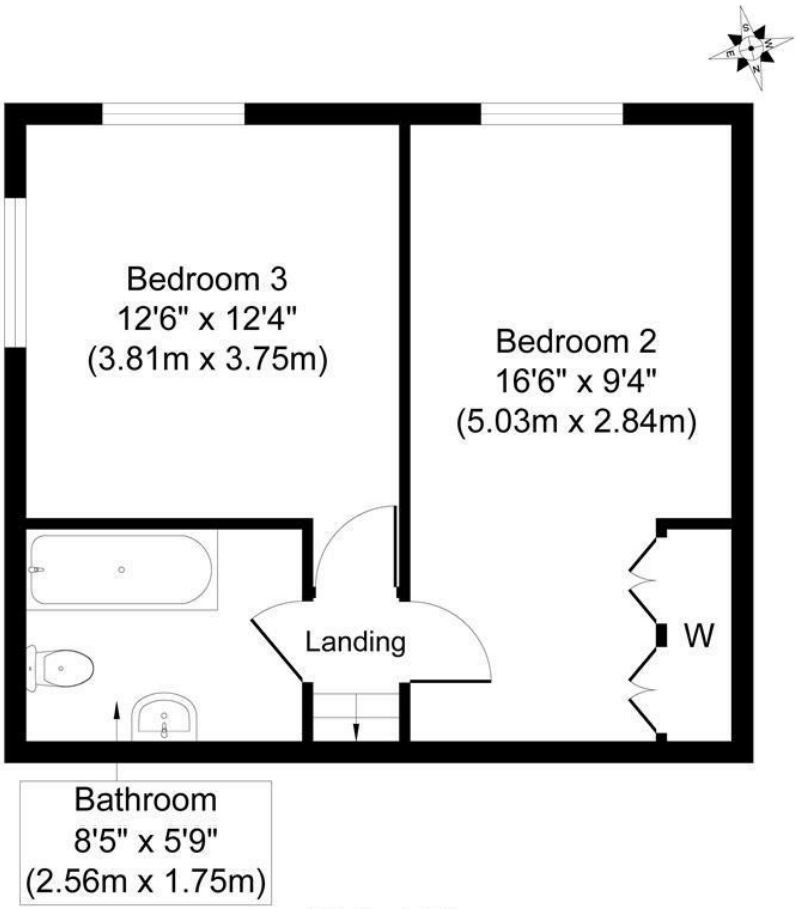

Third Floor
Approximate Floor Area
402 sq. ft
(37.34 sq. m)

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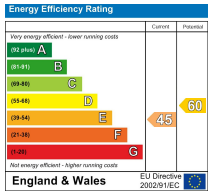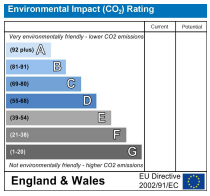
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