

Park Row



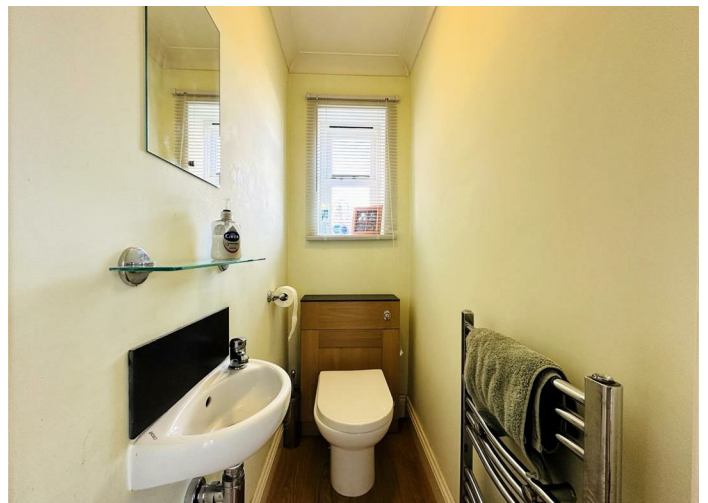
Park Lane, Burn, Selby, YO8 8LW

Offers Over £400,000



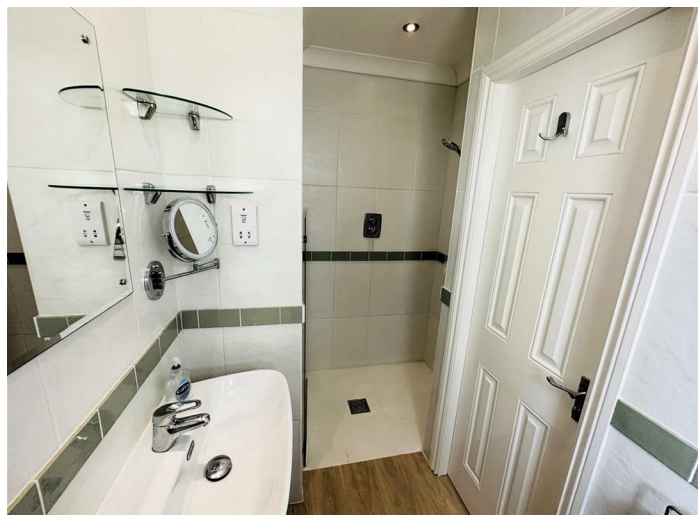
**** SOUTH FACING REAR GARDEN ** EXTENDED FAMILY HOME **** Situated in the village of Burn this executive style family home briefly comprises: Hall, ground Floor w.c, Boot Room/Study, Lounge, Open Plan Kitchen and Garden Room area with Utility Room and further Dining Area. To the First Floor are four bedrooms, with En-Suite to Master bedroom and additional Bathroom. Externally, the property benefits from off street parking for multiple vehicles, detached garage and enclosed South-Facing rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POSITION OF 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 detached house is nestled in the desirable village of Burn, offering a comfortable and spacious family home. The ground floor comprises a welcoming hall, a convenient W.C., and a versatile boot room/study, ideal for working from home or additional storage. The spacious lounge provides a cosy retreat, while the well-appointed kitchen flows into the utility room for added practicality. The dining room is perfect for family meals, and the light-filled garden room provides views of the rear garden, offering a peaceful place to unwind with patio doors opening onto the patio area for the South-Facing rear garden. On the first floor, you'll find four well-sized bedrooms, including a master with an en-suite for added privacy. A modern family bathroom serves the other bedrooms, making this home ideal for family living. Externally, the property boasts off-street parking for convenience with the added benefit of a detached single garage, offering additional storage or potential for a workshop.

GROUND FLOOR ACCOMMODATION

Entrance Hall

10'11" x 6'1" (3.34m x 1.86m)

Ground Floor w.c.

5'2" x 2'8" (1.60m x 0.82m)

Boot Room / Study

6'10" x 5'3" (2.10m x 1.61m)

Lounge

18'9" x 11'9" (5.73m x 3.60m)

Kitchen

26'9" x 10'2" (8.17m x 3.10m)

Utility

Dining Area

13'5" x 9'1" (4.09m x 2.77m)

Garden Room

16'4" x 13'1" (4.99m x 4.01m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

16'5" x 11'8" (5.02m x 3.57m)

En-Suite

8'3" x 3'11" (2.53m x 1.20m)

Bedroom Two

12'9" x 11'8" (3.90m x 3.56m)

Bedroom Three

11'7" x 8'5" (3.55m x 2.58m)

Bedroom Four

8'2" x 7'3" (2.50m x 2.21m)

Bathroom

11'6" x 7'7" (3.52m x 2.33m)

EXTERIOR

Front

A spacious driveway featuring a convenient turning point leads gracefully alongside the property to a detached garage. Enhancing the charm are exterior lights illuminating the front, complemented by a beautifully landscaped lawn, ensuring impeccable kerb appeal.

Rear

A stunning south-facing rear garden with picturesque views over open fields, offering a perfect setting for social gatherings. The spacious patio area is ideal for outdoor dining, while the predominantly lawned garden is fully enclosed, providing both privacy and tranquility.

Directions

From our Selby office go along Gowthorpe and at the traffic lights take the A19 heading towards Doncaster. Follow the A19 through the village of Brayton and at the roundabout take the 2nd exit still heading towards Doncaster. Continue into the village of Burn where Park Lane can be found on the left hand side before leaving the village. The

property can be clearly identified by the Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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: 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 Practises) 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:

GOOLE - 01405 761199

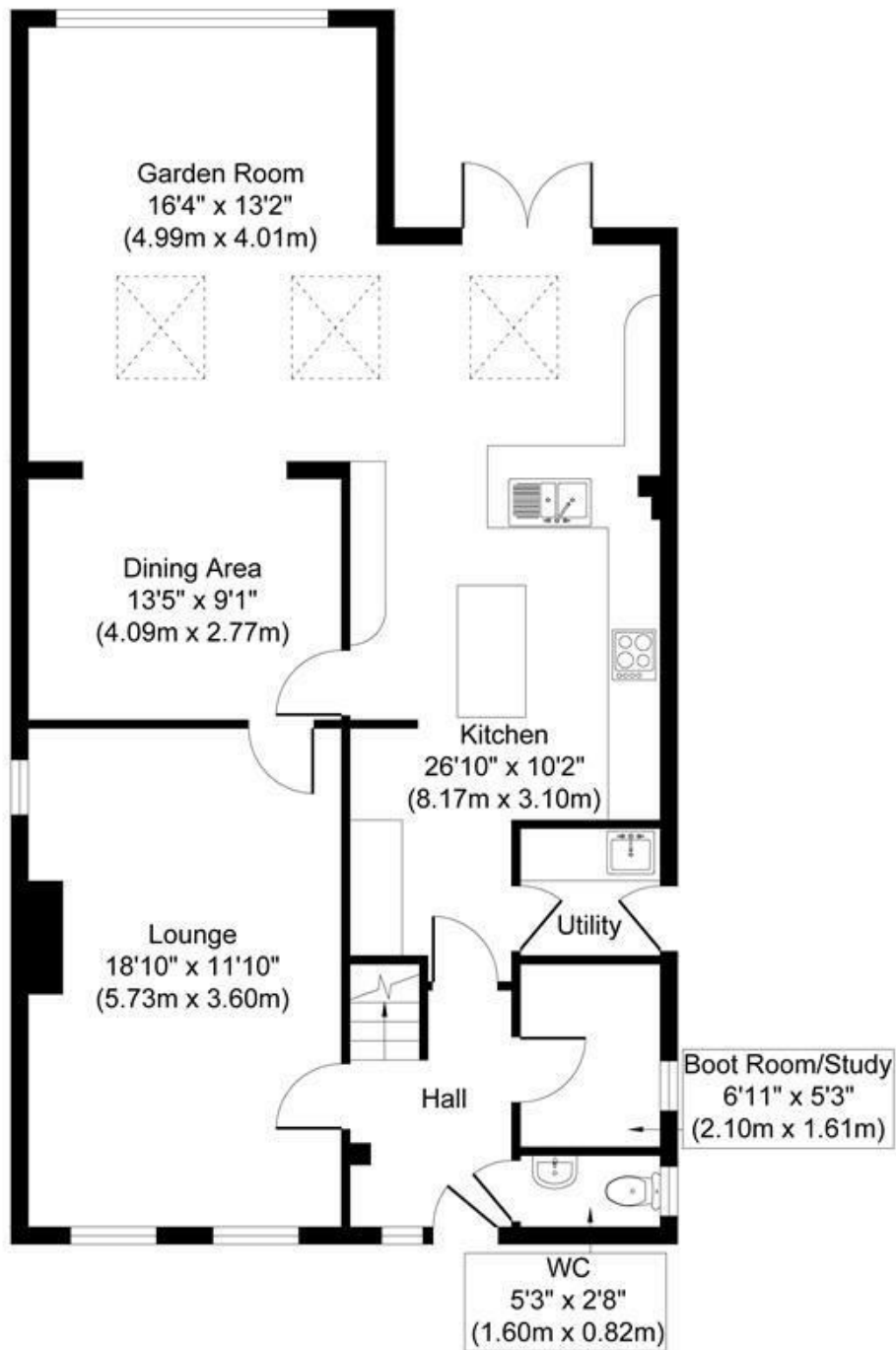
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

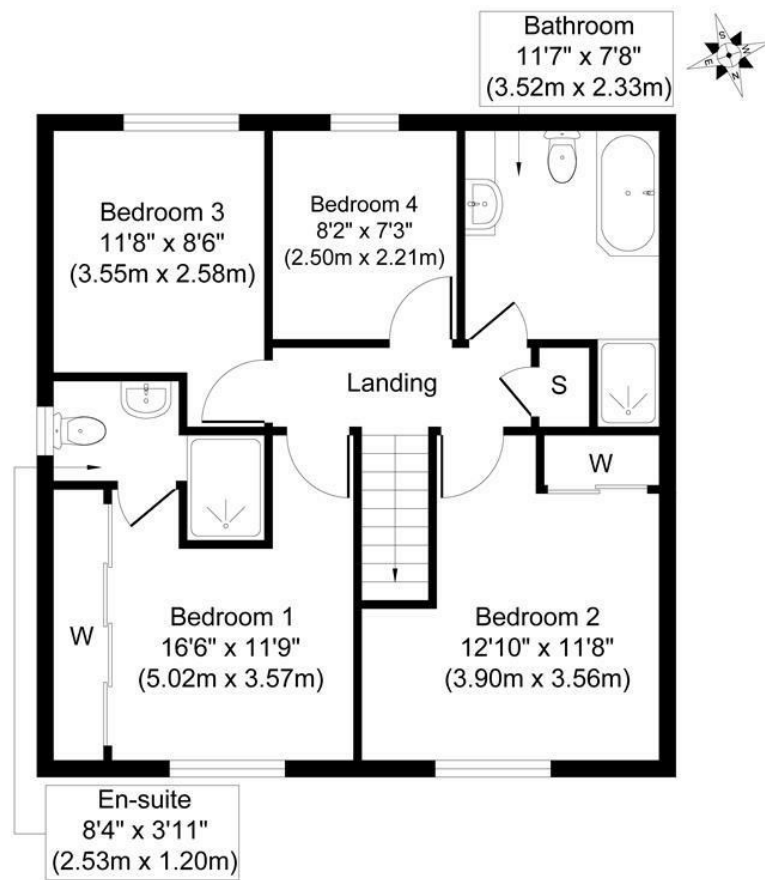




Ground Floor
Approximate Floor Area
991 sq. ft
(92.10 sq. m)

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
591 sq. ft
(54.88 sq. m)

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