

# Park Row

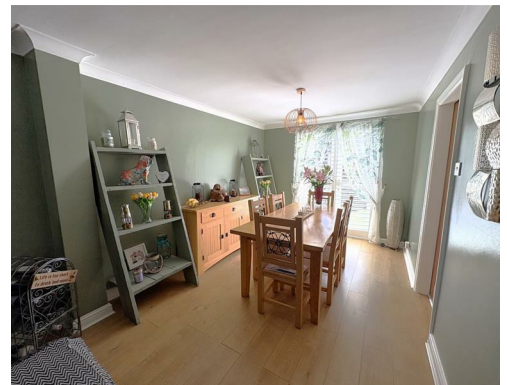


## Villa Close, Hemingbrough, Selby, YO8 6RE

**Offers Over £325,000**



**\*\* HOT TUB \*\* SOUTH FACING REAR GARDEN \*\*** Situated in the village of Hemingbrough, this property briefly comprises: Lounge/Diner, Kitchen, Utility Room W/C and Integral Garage. Four bedrooms, En-Suite and Bathroom. Externally, the property has a block paved driveway to the front which leads to a garage and enclosed garden to the rear. **VIEWING IS HIGHLY RECOMMENDED 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'.**



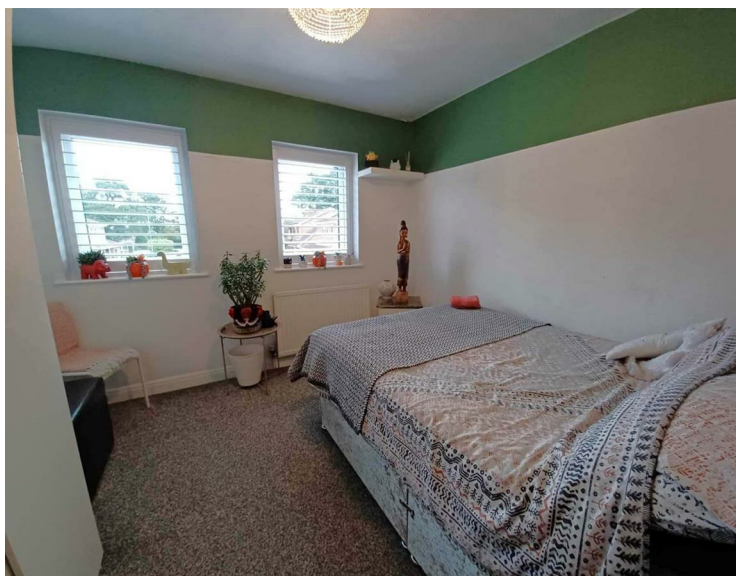
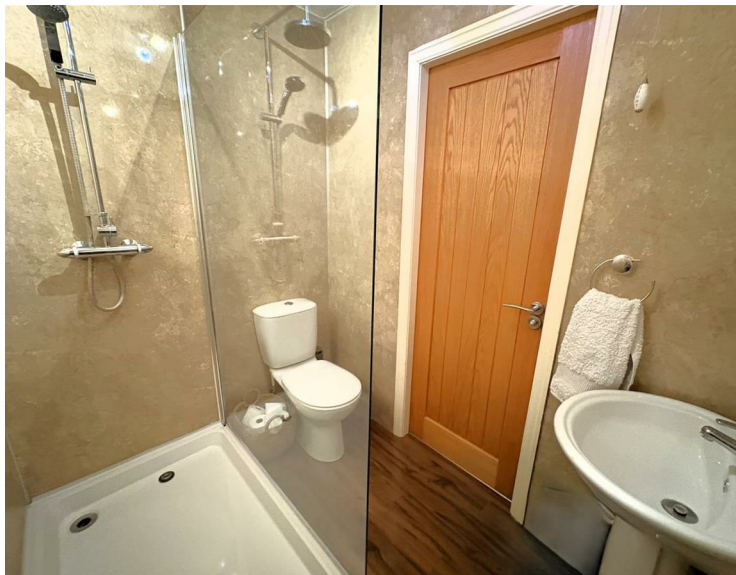


















## PROPERTY OVERVIEW

Situated in the charming village of Hemingbrough, just a short drive from the historic market towns of Howden and Selby, this spacious detached family home offers generous living accommodation both inside and out. Ideal for families or those seeking a peaceful village lifestyle with excellent local and regional connections. The property boasts a well-appointed kitchen, a comfortable lounge dining room perfect for entertaining and featuring a cosy log burner for everyday relaxation also overlooking the rear garden. A convenient ground floor toilet and spacious utility room adds practicality to the layout and also access to the integral garage. Upstairs features four bedrooms, including a master bedroom with an en-suite shower room. A modern family bathroom serves the remaining bedrooms. The home benefits from an integral garage and ample driveway parking. The gardens are well-maintained, offering space for outdoor activities and entertaining, gardening, or simply enjoying the surrounding village tranquillity. This attractive home combines space, comfort, and location, making it an excellent opportunity for buyers looking to settle in a sought-after village location.

## GROUND FLOOR ACCOMMODATION

### Hallway

17'10" x 6'0" (5.44m x 1.85m)

### Ground Floor W.C

6'8" x 2'10" (2.05m x 0.88m)

### Lounge/Diner

30'3" x 11'3" (9.24m x 3.44m)

### Kitchen

11'8" x 8'2" (3.58m x 2.50m)

### Utility Room

7'8" x 7'10" (2.35m x 2.41m)

### Integral Garage

17'6" x 8'7" (5.35m x 2.63m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'1" x 11'2" (3.39m x 3.41m)

### En-Suite

5'0" x 6'6" (1.53m x 2.0m)

### Bedroom Two

9'10" x 10'0" (3.0m x 3.07m)

### Bedroom Three

9'11" x 7'5" (3.03m x 2.28m)

### Bedroom Four

8'2" x 6'5" (2.49m x 1.97m)

## Bathroom

8'10" x 4'9" (2.7m x 1.46m)

## Summer House

9'7" x 12'9" (2.94m x 3.9m)

## DIRECTIONS

Leave Selby on Barlby Road (A19) and at the roundabout take the first exit signposted York (A19), at the next roundabout take the third exit signposted Osgodby/Hemingbrough (A63). Follow the road down until you get into Hemingbrough. Take your first right onto Main Street, and then your first left onto Villa Close. The property is located on the right hand side.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: D

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 Gas

Sewerage: Mains

Water: Mains

Broadband: Superfast


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.

## MAKING AN OFFER.

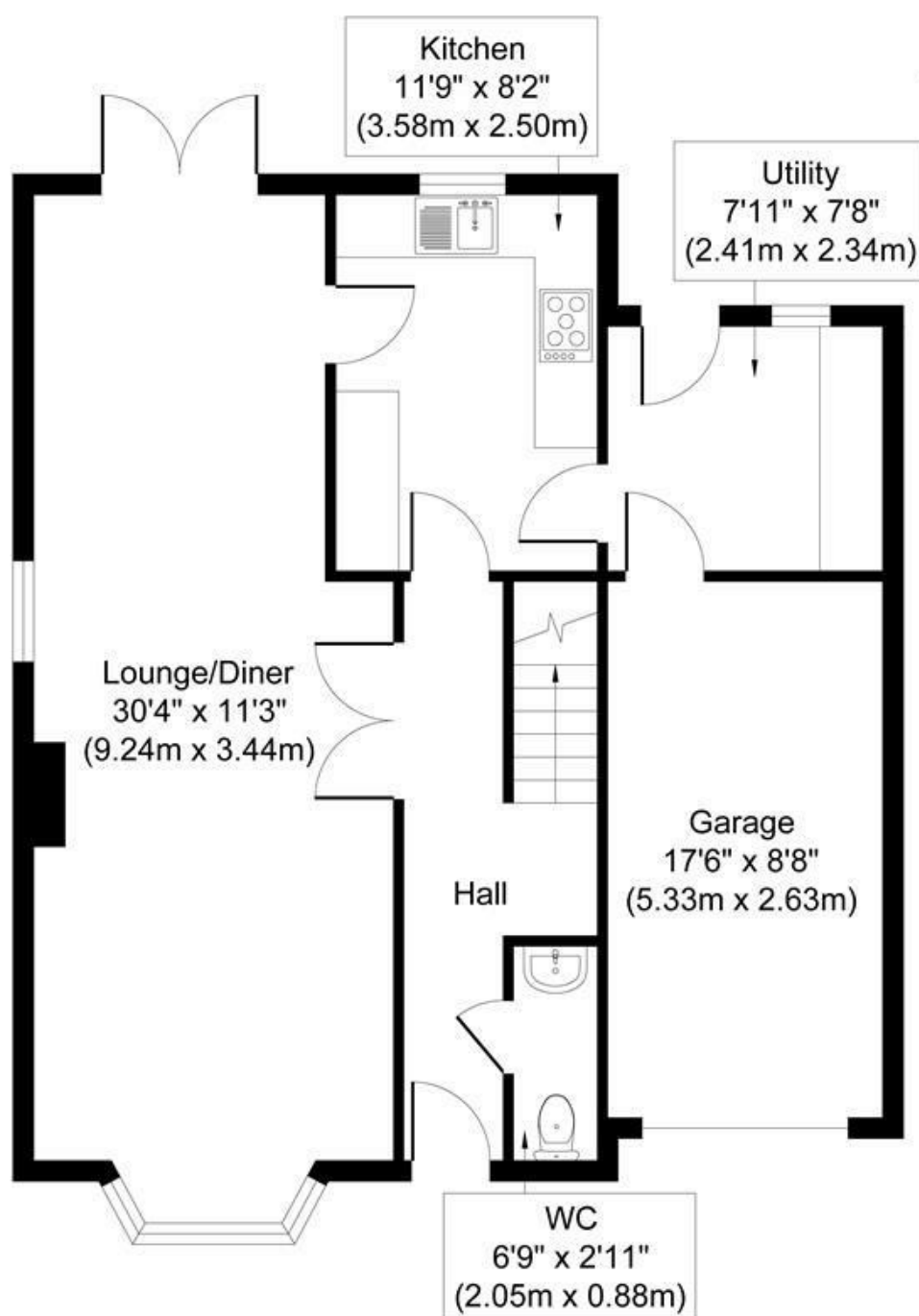
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

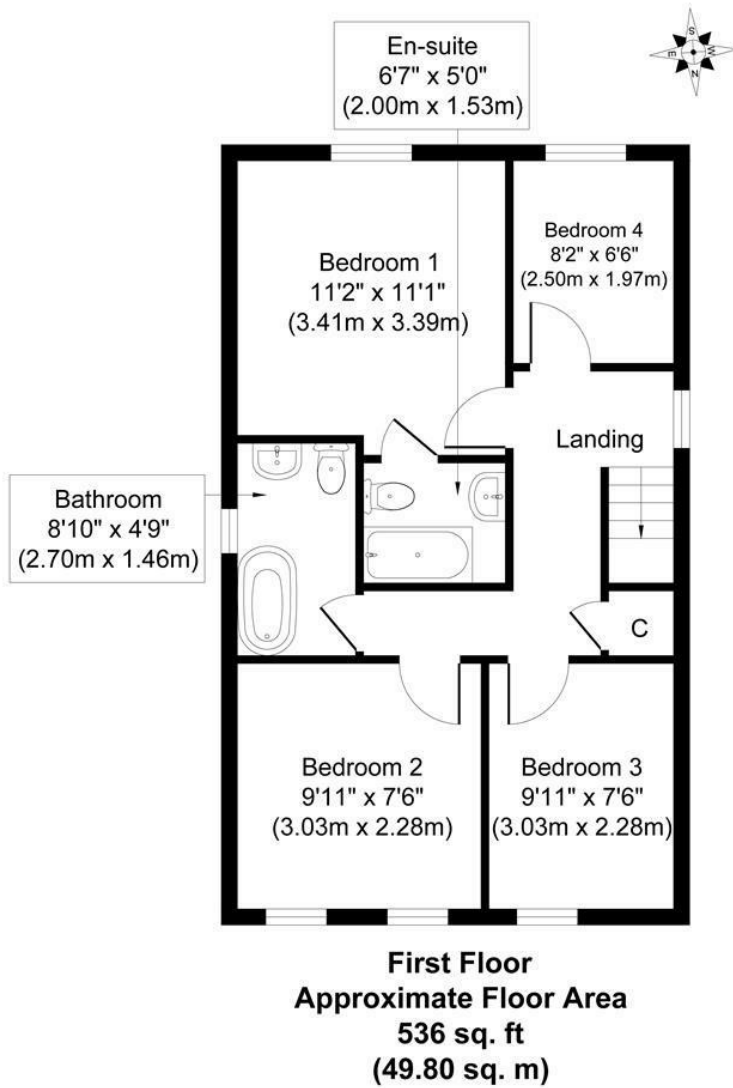


**Ground Floor**  
**Approximate Floor Area**  
**769 sq. ft**  
**(71.44 sq. m)**

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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