

Park Row

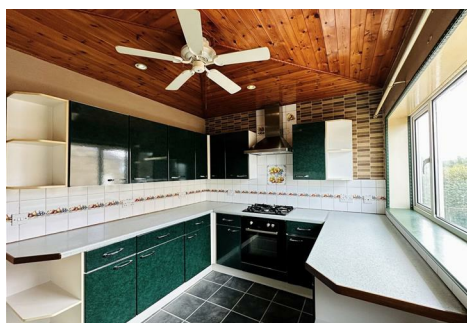
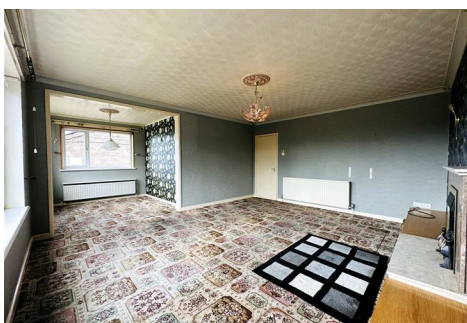


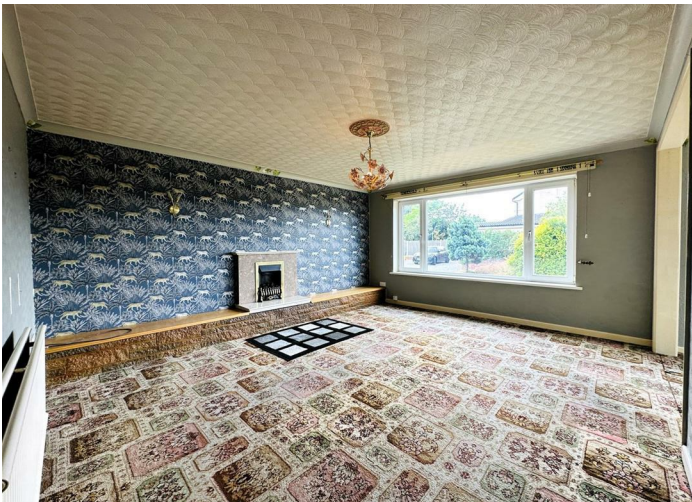
Park Lane, Balne, Goole, DN14 0EP

Offers Over £250,000



**** COUNTRYSIDE VIEWS ** AMPLE OFF STREET PARKING **** Situated in Balne, this detached home property briefly comprises: Hall, Ground floor w.c, Lounge Diner, Kitchen, Utility, bedroom one and main family Bathroom. To first floor are two bedrooms. Externally there is a driveway, garage and gardens to the front and the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL OF THIS HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











PROPERTY OVERVIEW

This attractive home situated in the peaceful village of Balne and offers spacious, versatile accommodation ideal for a range of buyers. The interior has a generous lounge/dining room, fitted kitchen, separate utility room, three well-proportioned bedrooms, a family bathroom, and a convenient ground floor WC. The flexible layout provides comfortable living space across two floors, making it suitable for families, downsizers, or those seeking multi-generational living. Externally, the property benefits from a front garden and a driveway running along the side of the home, providing ample off-street parking and access to the garage. To the rear, an enclosed garden offers a private and tranquil space, perfect for relaxing, gardening, or entertaining guests. Combining spacious accommodation with a desirable village location, this charming home presents an excellent opportunity for buyers seeking a balance of comfort, practicality, and countryside living.

GROUND FLOOR ACCOMMODATION

Hall

16'2" x 12'7" (4.94m x 3.85m)

Ground Floor w.c

4'10" x 2'11" (1.48m x 0.90m)

Lounge Diner

23'6" x 16'5" (7.17m x 5.01m)

Kitchen

11'3" x 9'4" (3.43m x 2.85m)

Utility

8'11" x 5'6" (2.72m x 1.68m)

Bedroom One

13'4" x 10'5" (4.07m x 3.06m)

Bathroom

12'7" x 7'10" (3.85m x 2.40m)

FIRST FLOOR ACCOMODATION

Landing Study Area

7'3" x 6'3" (2.22m x 1.92m)

Bedroom Two

16'5" x 10'0" (5.02m x 3.07m)

Bedroom Three

13'4" x 10'0" (4.07m x 3.05m)

EXTERIOR

Garage

Front

The property benefits from a small, well-maintained front garden that enhances its kerb appeal, featuring neatly kept planting areas and providing an attractive welcome to the home.

Rear

The enclosed rear garden is well maintained, providing a private and low-maintenance outdoor space ideal for relaxing and enjoying the warmer months.

Directions

From our Selby Office turn left and head towards Gowthorpe. Once on Gowthorpe turn left and head towards Selby Abbey and the traffic lights. At the traffic lights turn right onto the A1041. Continue through one roundabout. At the roundabout take the third exit onto the A63. At the next roundabout take the first exit onto Doncaster Road (The A19) and continue through two roundabouts and continue onto Balne Moor Road. After 1.4 Miles turn right onto Thorntree Lane and right onto Park Lane where the property can be clearly identified by our Park Row 'For Sale' board

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: LPG Tank Gas

Sewerage: Septic Tank

Water: Mains

Broadband: Standard

Mobile: 4G-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.

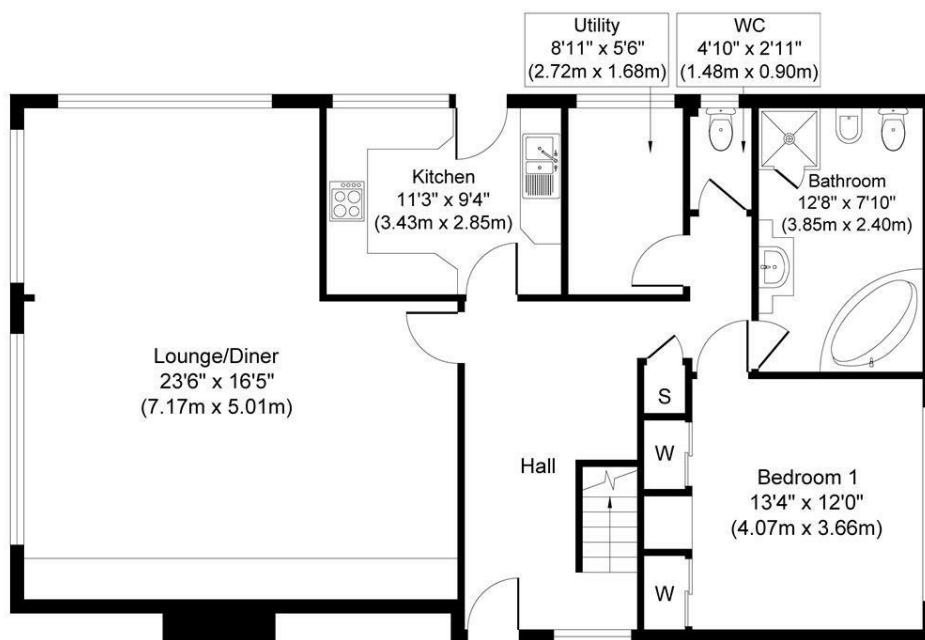
Strictly by appointment with the sole agents.

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.

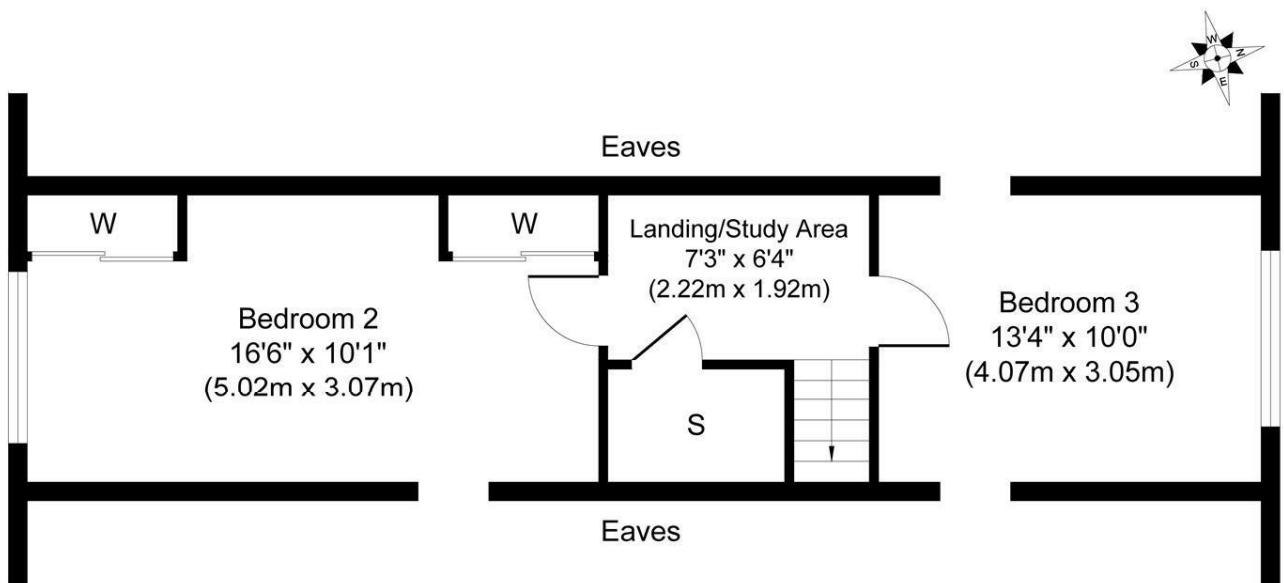




Ground Floor
Approximate Floor Area
1045 sq. ft
(97.08 sq. m)

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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