

# Park Row



**Main Street, Asselby, DN14 7EY**

**Offers Over £375,000**



**\*\* OUTBUILDING \*\* SOUTH-FACING GARDEN \*\*** Situated in Asselby, this detached family home briefly comprises: Kitchen, Utility, Dining Room/Family Room and a Lounge. To the first Floor are three bedrooms; one with En-Suite and a Family Bathroom. Externally the property benefits from off street parking, enclosed garden and an outbuilding. **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'.**











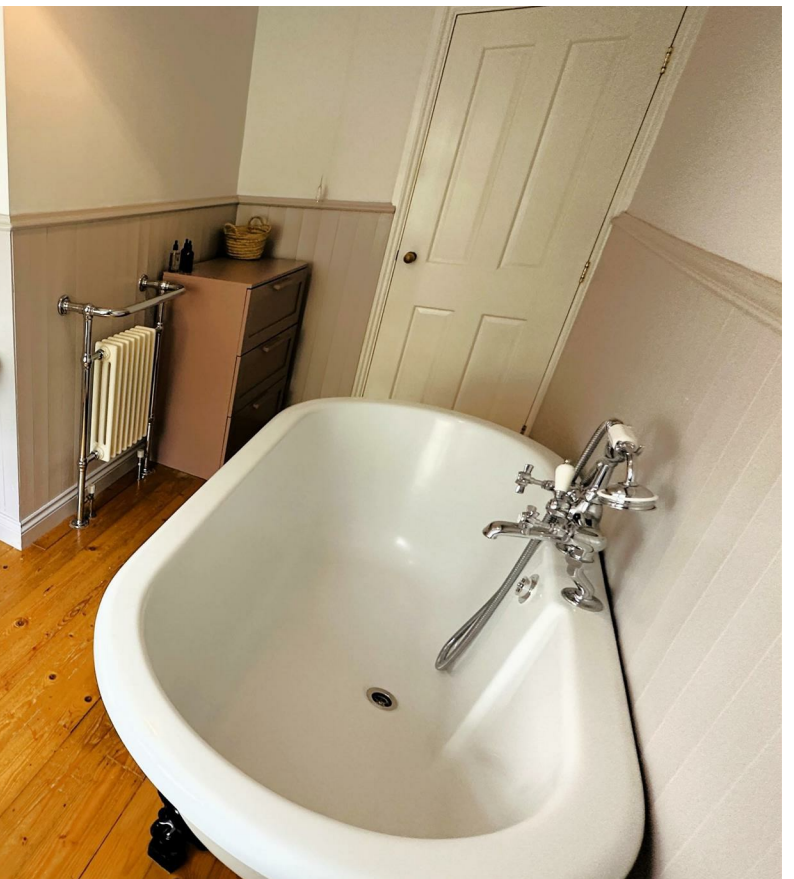




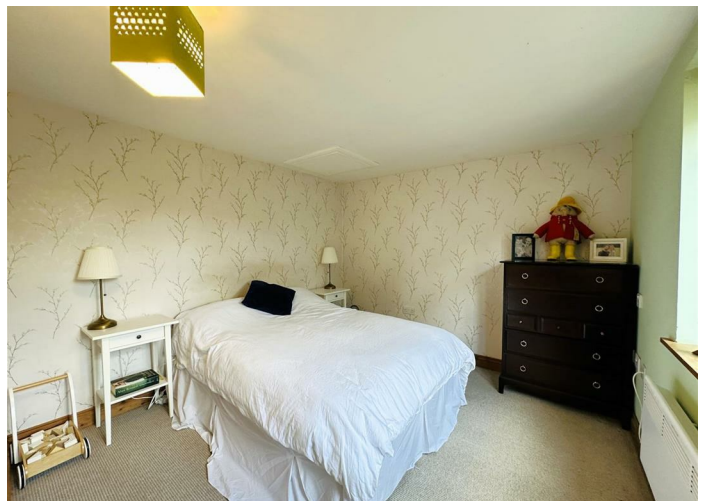






















## PROPERTY OVERVIEW

Nestled in the charming village of Asselby, East Yorkshire, this attractive detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. The ground floor comprises a well-appointed kitchen, complemented by a practical utility room, a generous dining/family room providing an ideal space for entertaining and everyday living, and a comfortable lounge offering a welcoming place to relax. To the first floor, the property boasts three well-proportioned bedrooms, including a principal bedroom with the benefit of its own en suite shower room. Two further bedrooms are served by a contemporary family bathroom, providing comfortable accommodation for families and guests alike. Externally, the property continues to impress with an outbuilding offering useful potential for a variety of uses and additional workshop. The sizeable gardens provide an excellent outdoor space for families and keen gardeners, while the patio area is perfect for alfresco dining and entertaining during the warmer months. Ample off-street parking, complete with an electric vehicle charging point, provides convenient parking and modern practicality. Situated in the sought-after village of Asselby, this delightful detached property combines generous living space with attractive outdoor areas, creating an ideal family home in a peaceful rural setting.

## GROUND FLOOR ACCOMMODATION

### Kitchen

18'1" x 8'5" (5.52m x 2.58m)

### Utility

12'4" x 4'11" (3.77m x 1.50m)

### Dining / Family Room

18'2" x 14'11" (5.55m x 4.55m)

### Lounge

18'2" x 13'9" (5.54m x 4.20m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

15'3" x 10'8" (4.67m x 3.27m)

### En Suite

10'5" x 4'10" (3.19m x 1.49m)

### Bedroom Two

12'0" x 8'3" (3.66m x 2.52m)

### Bedroom Three

18'2" x 6'0" (5.56m x 1.84m)

### Bathroom

11'9" x 6'9" (3.60m x 2.06m)

## OUTBUILDING

10'1" x 9'9" (3.09m x 2.98m)

11'6" x 10'4" (3.52m x 3.16m)

9'8" x 3'4" (2.97m x 1.02m)

## EXTERNAL

### Front

Ample off street parking and electric vehicle charging point.

### Rear

Sizeable garden with patio area.

## DIRECTIONS

Leave our Goole office on Pasture Road and turn left onto Centenary Road. At the end turn right onto Airmyn Road. Proceed along Airmyn Road and out of Goole. At the roundabout continue straight ahead over Boothferry Bridge. At the next roundabout turn left, signposted Selby A63. After around 1 mile at the crossroads turn left onto Knedlington Road. Finally, turn left onto Main Street where the property can then be clearly identified by our Park Row Properties 'For Sale' Board.

## HEATING & 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

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: Main Gas

Sewerage: Septic Tank

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.



## 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.

## 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.

## 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

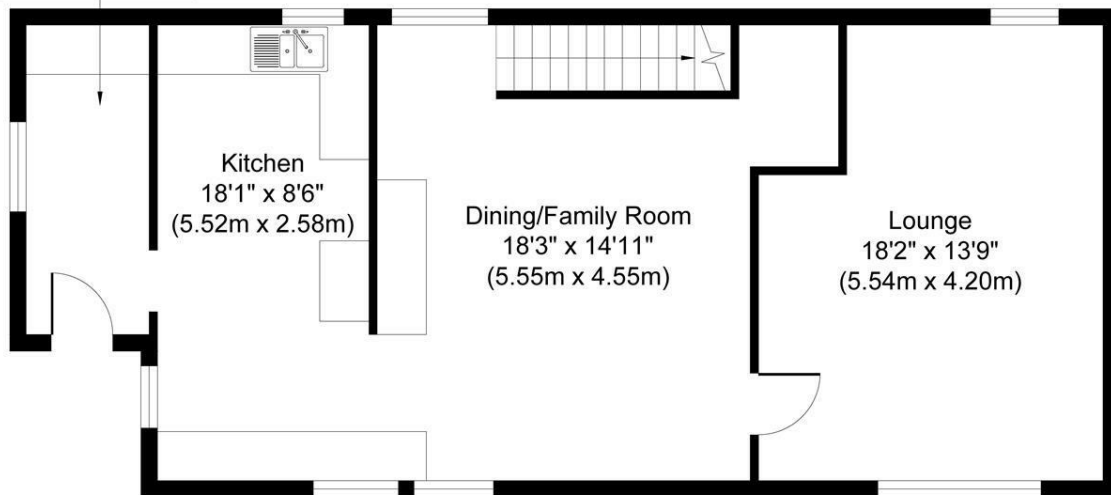
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Utility/Rear Hall  
12'4" x 4'11"  
(3.77m x 1.50m)

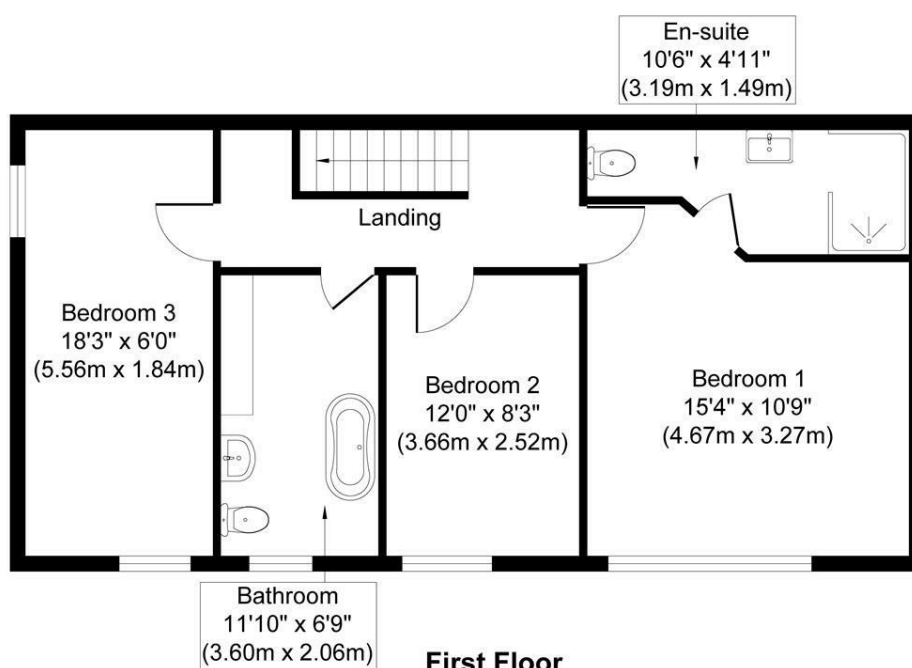


**Ground Floor**  
**Approximate Floor Area**  
**754 sq. ft**  
**(70.02 sq. m)**

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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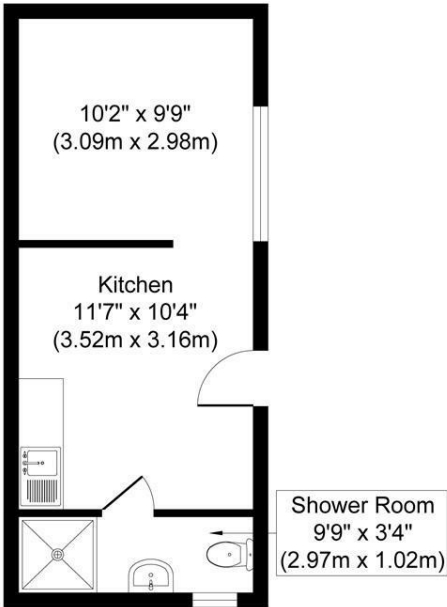


**First Floor**  
**Approximate Floor Area**  
**689 sq. ft**  
**(63.99 sq. m)**

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**Outbuilding**  
**Approximate Floor Area**  
**263 sq. ft**  
**(24.39 sq. m)**

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