

# Park Row

The proactive estate agent



**Templar Close, Whitley, Goole, DN14 0HJ**

**Offers Over £475,000**



**\*\* NO UPWARD CHAIN \*\* EXTENDED FAMILY HOME \*\* GAMES ROOM/BEDROOM \*\*** Situated in the village of Whitley, this detached property briefly comprises: Entrance, Lounge, Kitchen Diner, Conservatory, Utility and Ground Floor w.c. To the First Floor 3 double bedrooms plus further Bedroom/Study and Family Bathroom/Wet Room. Externally, the property benefits from electric vehicular access gates leading onto driveway which reaches around the property to a detached double Garage which also benefits from Games/Bedroom to the First Floor. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



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## PROPERTY OVERVIEW

A stunning extended detached property with extensive well-manicured garden, located in the village of Whitley, with historical connections to the Knights Templar. The village is conveniently situated close to J34 of the M62 motorway, providing easy access to commuter routes.

The property is spacious and practical for everyday family living. The sweeping driveway with electric gates offers parking for multiple vehicles, as well as a double garage with an electric up and over door and additional room providing potential options for multi-generational living.

For families with young children, the property is just 0.25 miles away from the well-regarded Whitley and Eggborough Community Primary School, rated 'Good' by Ofsted 2024. Whitley is a growing village with a strong sense of community, making it an ideal place to raise a family.

## GROUND FLOOR ACCOMMODATION: Entrance

Composite panel effect door with full length double glazed panel to the front elevation leading into:

### Hall

4'7" x 4'0" (1.41m x 1.23m)

UPVC double glazed skylight window over entrance door to the front elevation. Stairs leading to First Floor accommodation. Oak doors with frosted glass panels leading off.

### Lounge

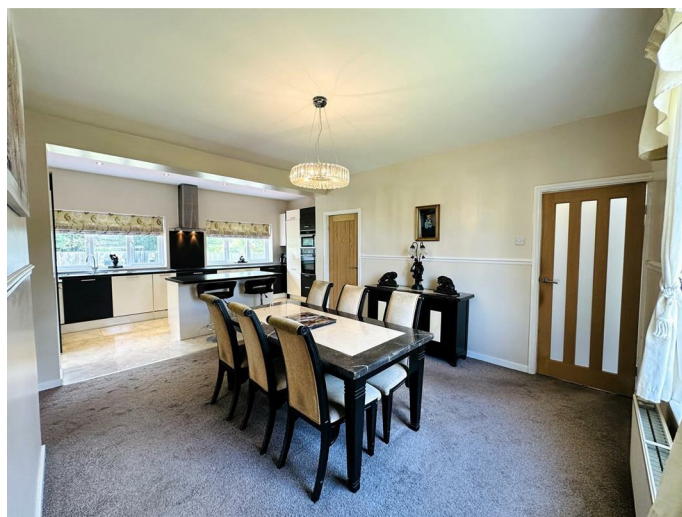
24'3" x 13'9" (7.41m x 4.21m)



UPVC double glazed 'French' doors to the rear elevation flanked by full length double glazed units leading out onto terrace and garden beyond. Television point and central heating radiators.

## Kitchen Diner

23'5" x 17'7" (7.16m x 5.38m)



Dining Section: UPVC double glazed windows to the front elevation flanked by full length double glazed units. Under stairs storage cupboard, television and telephone points and central heating radiator. Aperture flowing through into:



Kitchen Section: Range of cream and wood grain effect base, wall and larder units with brushed chrome handles. One and a half bowl stainless steel sink and drainer set into wood block effect laminate work surface. Integrated appliances include: electric oven, ceramic electric hob with brushed steel extractor fan over benefitting from downlighting, microwave oven, full length fridge, dishwasher and beer pump.



Twin uPVC double glazed windows to the rear elevation overlooking the garden. Centre island and breakfast bar area. UPVC door with top section being double glazed leading into:

### Conservatory 9'10" x 9'3" (3.02m x 2.83m)



UPVC double glazed door to the rear elevation. UPVC double glazed windows to the rear and side elevations with polycarbonate roofing. Tiled flooring, television point and central heating radiator.

### Utility 10'2" x 9'8" (3.11m x 2.97m)



Range of white fronted base and wall units with pewter twist handles. Single bowl stainless steel sink inset to wood effect laminate work surface with tiled splashback.



Plumbing for washing machine. Contemporary wall mounted central heating radiator, key pad for intruder alarm and tiled flooring. Composite panel effect door with full length double glazed unit to the front elevation and further door leading into:

### Ground Floor w.c

5'6" x 3'2" (1.69m x 0.97m)



White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the front elevation. The room is tiled on all walls to ceiling height and tiled flooring.

### FIRST FLOOR ACCOMMODATION: Landing

UPVC double glazed window to the rear elevation giving fantastic views over garden, central heating radiator and doors leading off.

### Bedroom One

13'11" x 13'11" (4.26m x 4.25m)

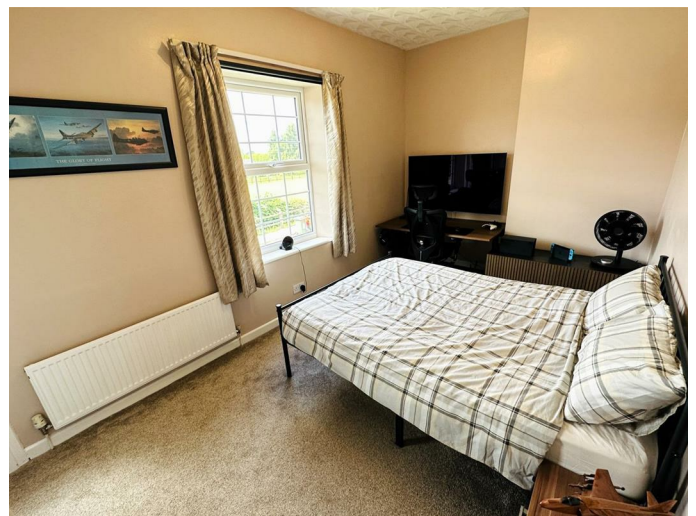


Range of 'L-shape' full length fitted wardrobes. UPVC double glazed window to the front elevation giving views over fields and central heating radiator.



### Bedroom Two

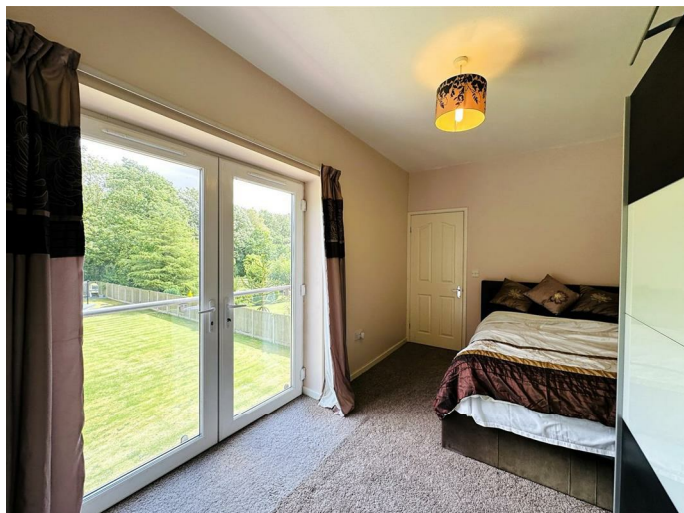
17'10" x 8'9" (5.44m x 2.67m)



Aperture leading through into walk-in wardrobe also providing loft access. UPVC double glazed window to the front elevation, television point and central heating radiator.

### Bedroom Three

14'1" x 8'7" (4.31m x 2.64m)



UPVC double glazed patio doors leading out onto 'Juliette' balcony giving views over garden. Central heating radiator.

### View from Balcony



### Bedroom Four/Study

10'7" x 4'10" (3.25m x 1.48m)



UPVC double glazed window to the side elevation and central heating radiator.

### Bathroom/Wet Room

10'0" x 8'7" (3.07m x 2.62m)



White freestanding bath with freestanding chrome mixer tap with shower attachment. Walk-in shower cubicle with fixed head shower over and inset controls. White 'floating' effect w.c with concealed cistern and chrome controls. White 'floating' effect wash hand basin inset to vanity unit with chrome mixer tap over and electric shaver point. UPVC double glazed frosted window to the rear elevation, chrome heated towel rail and extractor fan. The room is tiled on all walls to ceiling height including flooring.

EXTERIOR: Front



Flagged pathway leading away from the property, dividing the lawn into two sections, to decorative wrought iron pedestrian access gate. The boundaries are defined by decorative wrought iron metal work. Further pathway leading along the front of property, which in turn leads to additional decorative wrought iron pedestrian access gate giving access onto the driveway. This area is decoratively stoned and leads past the Garage to further tarmac driveway with decorative electric gates.



Side

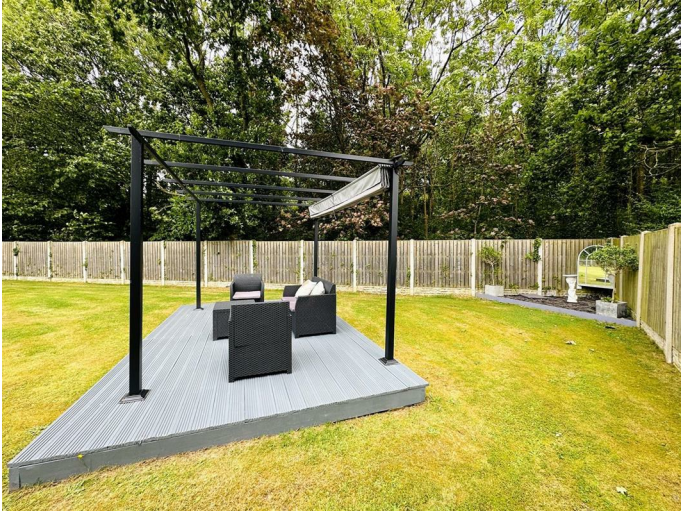


Rear



Raised terraced area with brushed steel and smoked glass

panelling with balustrade and newel posts and outside lights. This steps to driveway and main garden section which is laid to lawn and featuring timber decked patio area and pergola. The boundaries are defined by wall and timber fence, concrete posts and decorative gravel boards.



Aerial Views



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**Garage - Ground Floor**  
19'5" x 13'9" (5.92m x 4.21m)



Electric 'up and over' door. Outside lights to the front and side and outside tap. UPVC door and double glazed window to the side elevation. Keypad for intruder alarm, power and lighting. Door leading to staircase for First Floor accommodation.



## Garage - Bedroom/Games Room/Gym/Office 19'0" x 13'0" (5.80m x 3.97m)



Balustrade and turned spindles. Timber framed 'Velux' skylight windows to the side elevations and eaves storage.

### Directions

Leave Selby on the A19 Doncaster Road following the road through Brayton, Burn and over the bridge at Chapel Haddlesey. Continue on the A19 to the M62 Junction 34 Whitley Bridge Interchange and take the fourth exit onto Selby Road. Take the first left onto Templar Close and the property can be clearly identified by our Park Row Properties 'For Sale' board.

### TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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

Oil: Tank

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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 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.

## 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

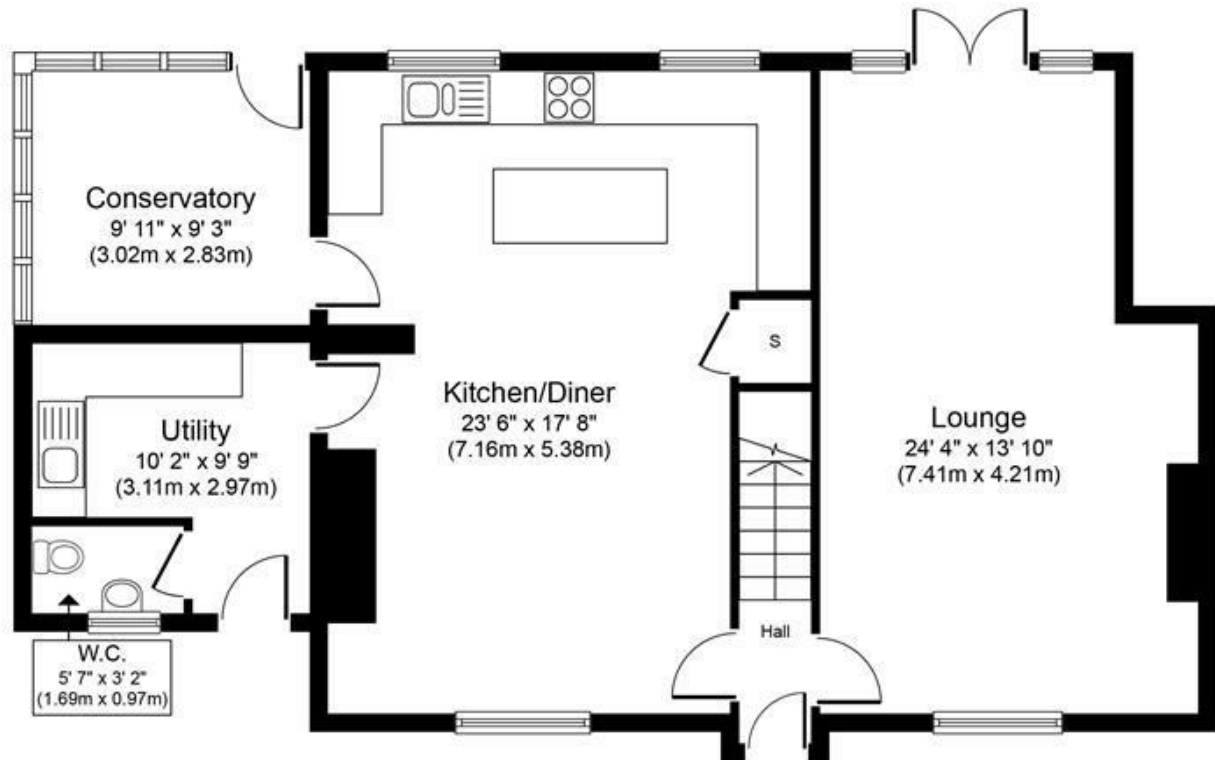
## VIEWINGS

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.



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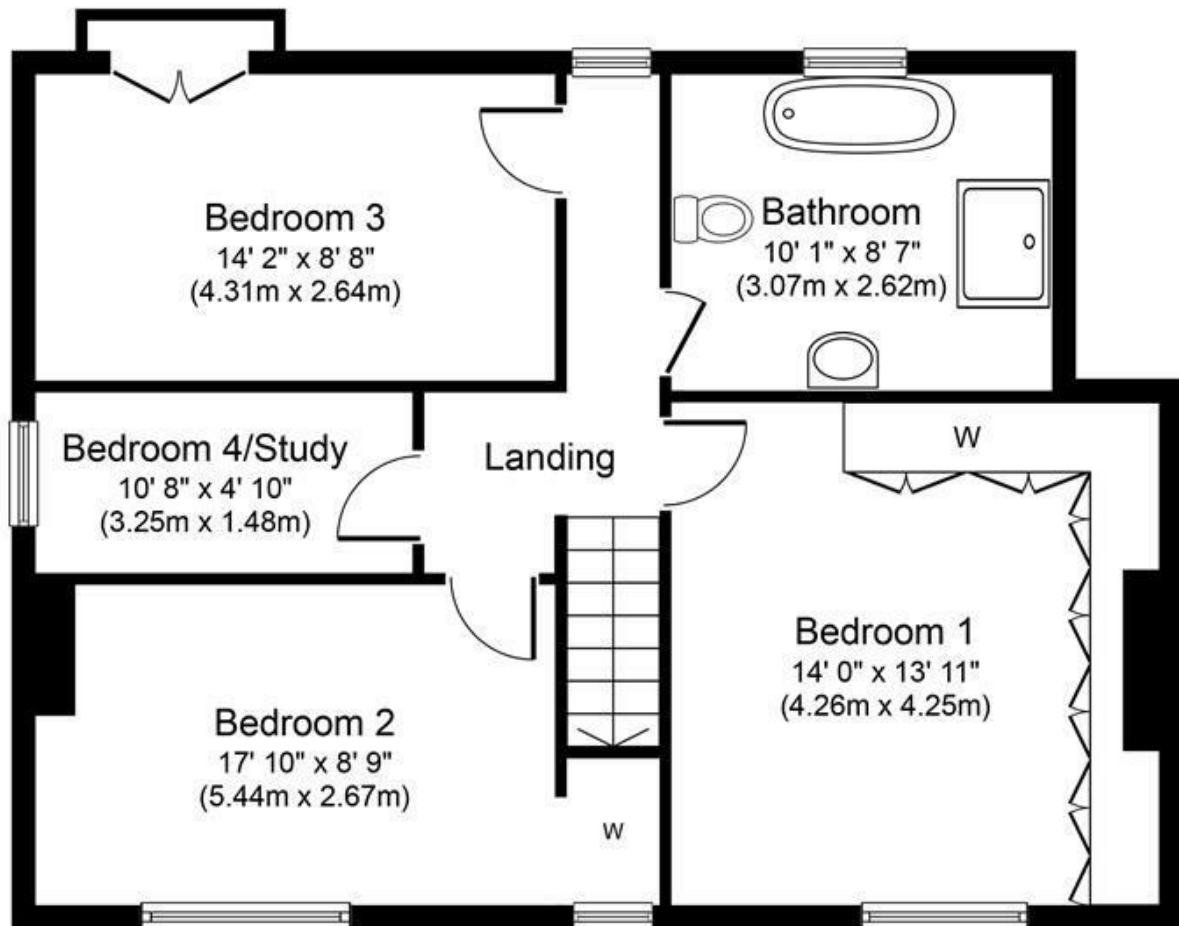
**Ground Floor**  
**Approximate Floor Area**  
**936 sq. ft.**  
**(87.0 sq. m.)**

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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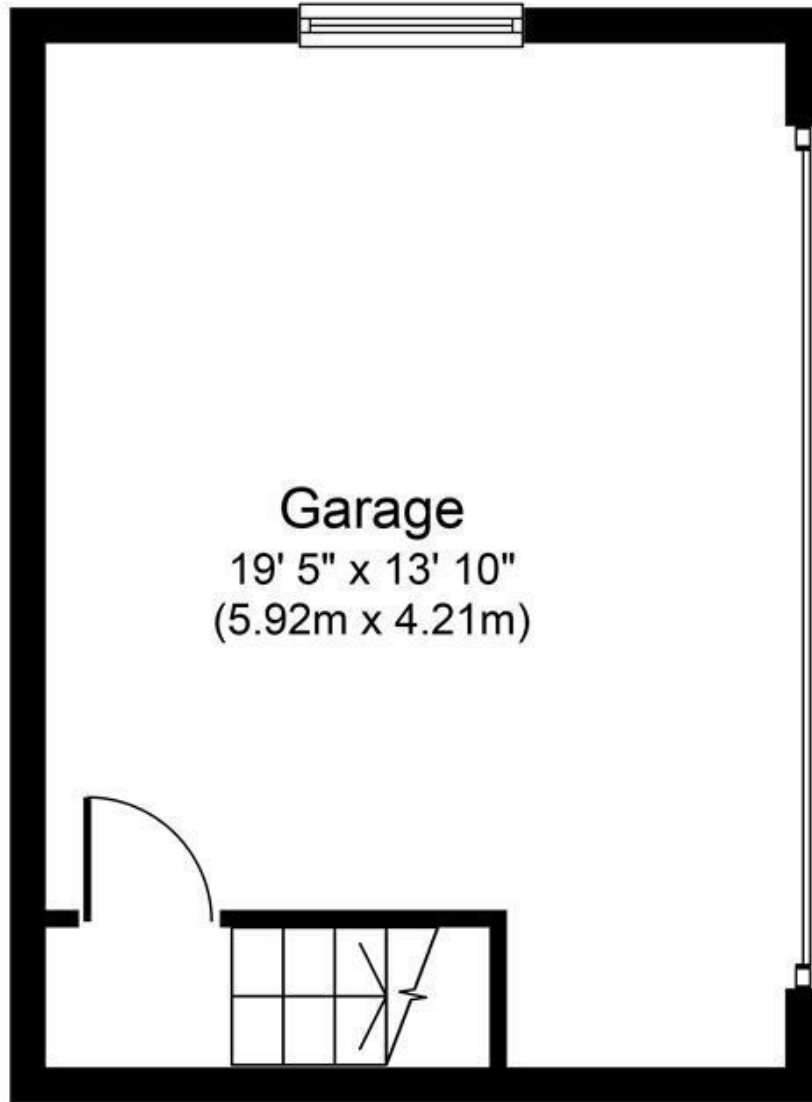
**First Floor**  
**Approximate Floor Area**  
**725 sq. ft.**  
**(67.3 sq. m.)**

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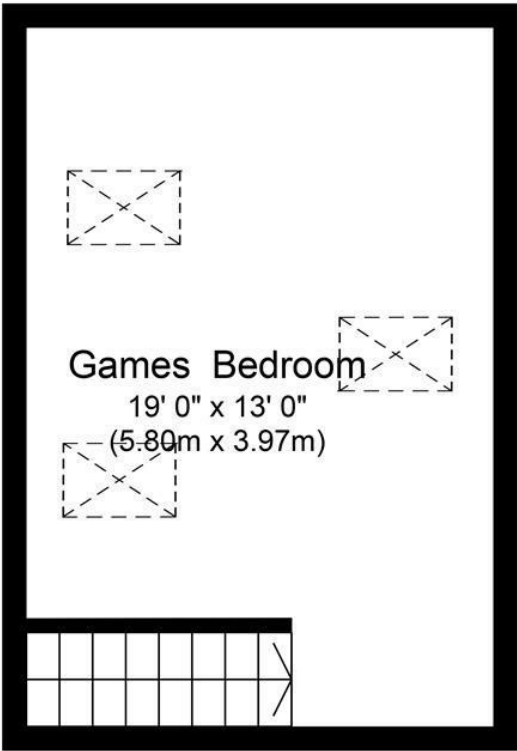
**Garage Ground Floor**  
**Approximate Floor Area**  
**267 sq. ft.**  
**(24.8 sq. m.)**

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Garage First Floor  
Approximate Floor Area  
247 sq. ft.  
(22.9 sq. m.)

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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| A                                           | Current | Potential | A                                                               | Current | Potential |
| (91-100)                                    |         |           | (91-100)                                                        |         |           |
| B                                           |         |           | B                                                               |         |           |
| (81-90)                                     |         |           | (81-90)                                                         |         |           |
| C                                           |         |           | C                                                               |         |           |
| (71-80)                                     |         |           | (71-80)                                                         |         |           |
| D                                           |         |           | D                                                               |         |           |
| (61-70)                                     |         |           | (61-70)                                                         |         |           |
| E                                           |         |           | E                                                               |         |           |
| (51-60)                                     |         |           | (51-60)                                                         |         |           |
| F                                           |         |           | F                                                               |         |           |
| (41-50)                                     |         |           | (41-50)                                                         |         |           |
| G                                           |         |           | G                                                               |         |           |
| (1-40)                                      |         |           | (1-40)                                                          |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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