

...Your proactive estate agent



**Camblesforth Road, Selby, YO8 8ND**  
**£650,000**

**Park Row**

**\*\* BUSINESS OPPORTUNITY \*\* SET IN APPROX TWO ACRES \*\* EXTENSIVE 40'7" MODERN KITCHEN DINER \*\* VARIETY OF ROOMS \*\* DOUBLE GARAGE WITH ATTIC ROOM \*\* OUTBUILDING.** Situated on Camblesforth Road this property briefly comprises: entrance hallway, kitchen diner, lounge, study/playroom, guest bedroom/garden room and en-suite/utility. To the first floor are four bedrooms, bathroom and en-suite to master. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE, STYLE AND LAND AT THIS PROPERTY. 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'**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Composite door with four double glazed panels to the side elevation and full length uPVC double glazed panel to side of the door leading into:

### ENTRANCE HALLWAY

**2.68 x 2.65 (8'10" x 8'8")**

UPVC double glazed window to the front and rear elevation, solid oak flooring, aperture leading through to the kitchen diner.

### KITCHEN DINER

**12.36 x 8.93 (40'7" x 29'4")**

Having a range of base and wall units in a white finish with chrome handles. One and a half bowl white pot effect sink and drainer with chrome mixer tap over set into granite work surface with a brick tiled splashback. Brushed steel double electric ovens, five ring ceramic electric hob with black electric extractor fan over with the benefit of downlighting. Integrated dishwasher, integrated washing machine. Freestanding island in a white finish with chrome handles, granite work surface and twin wine chiller and breakfast bar area. Aluminium double glazed bi-folding doors to the rear elevation and uPVC double glazed windows to both side elevations. Solid oak flooring, two central heating radiators, solid oak staircase leading to the first floor accommodation with balustrade and spindles. Further timber door leading to handy understairs storage cupboard providing shelving and storage space with power connected. Double aperture leading into:

### LOUNGE

**10.97 x 4.86 (36'0" x 15'11")**

UPVC double glazed windows to the front and side elevations, three central heating radiators, television and telephone points. Doors leading off.

## STUDY

**3.64 x 3.33 (11'11" x 10'11")**

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

## BEDROOM/PLAYROOM

**4.23 x 3.60 (13'11" x 11'10")**

UPVC double glazed window to the rear elevation, central heating radiator and television point.

## GUEST BEDROOM/GARDEN ROOM

**4.80 x 4.68 (15'9" x 15'4")**

UPVC double glazed double patio doors to the rear elevation, central heating radiator and oak flooring. Door leading into:

## EN-SUITE/UTILITY

**4.41 x 2.68 (14'6" x 8'10")**

Door leading to handy storage cupboard housing the 'Worcester' oil central heating boiler and water tank as well as providing some storage space. Walk-in shower cubicle with chrome trimmed glass screen with chrome shower over. White wash hand basin set into a contemporary vanity unit with chrome handles providing storage space. White low flush w.c with hidden cistern with chrome fittings. UPVC double glazed window to the rear elevation, wood block effect laminated work surface with plumbing for washing machine. Central heating radiator, tiled flooring and extractor fan.

## FIRST FLOOR ACCOMMODATION

### LANDING

Further oak balustrade and spindles, central heating radiator and doors leading off.

## MASTER BEDROOM

**10.94 x 6.93 (35'11" x 22'9")**

Having a range of fitted wardrobes in a grey finish with brushed chrome 'T' bar handles as well as incorporating a six drawer vanity unit. Aluminium double glazed patio doors leading to a brushed steel and glass 'Juliet' style balcony flanked by aluminium full length units to the side elevation. UPVC double glazed window to the rear elevation, double glazed electric skylight Velux window to the front elevation. Two central heating radiators and television point. Door leading to:

### EN-SUITE

**3.13 x 2.88 (10'3" x 9'5")**

Having a white panel bath with chrome mixer tap over and separate shower cubicle with chrome trimmed roller doors with fixed head shower and chrome controls. White wash hand basin set into a wood grain effect vanity unit providing storage and shelving space. White low flush w.c with hidden cistern with chrome fittings as well as drawer sections and towel shelves. Chrome heated towel rail, extractor fan, tiled to all walls to ceiling height and tiled flooring. UPVC double glazed window to the rear elevation.

## BEDROOM TWO

**7.93 x 5.11 (26'0" x 16'9")**

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

## BEDROOM THREE

**6.74 x 3.43 (22'1" x 11'3")**

Twin timber framed skylight double glazed velux windows to the front elevation, central heating radiator and television point.

## **BEDROOM FOUR**

**4.03 x 3.33 (13'3" x 10'11")**

UPVC double glazed window to the rear elevation, central heating radiator and television point.

## **FAMILY BATHROOM**

**3.18 x 2.88 (10'5" x 9'5")**

Having a white panel bath with chrome mixer tap over, shower cubicle with chrome trimmed sliding door housing a fixed head shower and chrome controls. White wash hand basin set into a wood grain effect vanity unit with chrome handles providing storage space. White low flush w.c with chrome fittings and four drawer section and towel shelves. Chrome heated towel rail, uPVC double glazed window to the rear elevation, extractor and tiled flooring.

## **EXTERIOR**

### **FRONT**

Sat in approximately two acres with stone driveway owned by this property but with access for two other properties. This driveway leads us to black metal pedestrian/vehicular access gates giving access to the front forecourt of the property which is decorative stoned and concrete hardstanding. The front of the property has twin brushed chrome outside lamps, outside electrical points. Further outside electrical lamps running along the boundary wall and boundaries defined by brick wall and timber fencing. Running along the side of the property we have outside tap, concrete hardstanding/driveway with decorative stone borders. This in turn takes us to the brick built double detached garage with attic room and bathroom. Separate brick built section currently used for storage.

### **DOUBLE GARAGE**

**9.18 Max x 8.88 Max (30'1" Max x 29'2" Max)**

Twin electric garage doors, composite pedestrian access door with leaded double glazed frosted panel. Power and

light connected. Steps leading to a timber door with single glazed bevelled edge glass panels leading to staircase giving access to attic room. Door leading to:

## **BATHROOM**

**3.91 x 1.85 Max (12'10" x 6'1" Max)**

(PLEASE NOTE THIS BATHROOM NEEDS FINISHING OFF)

Having a white jet spa bath with chrome mixer tap over and chrome shower attachment. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over.

## **ATTIC ROOM**

**8.66 x 4.97 (28'5" x 16'4")**

(Having some restricted head height)

Triple timber framed velux skylight windows to both side elevations. A range of base units in an oak effect finish with chrome handles with a granite effect laminated work surface.

## **REAR**

Outside lamps, outside tap, concrete patio area. To the side of the property there is further brushed chrome lamps, floodlight on PIR sensor. Further concrete patio area beyond this is decorative stoned. Further timber summer house with pedestrian access doors and timber windows, timber verander with decked patio area. Further storage area accessed via uPVC double glazed units.

## **STORAGE AREA**

With two separate rooms with timber doors and timber framed windows. Leading to a timber decked verander.

## **SIDE**

Further concrete hardstanding, brick build kennels/stables. Further storage unit.

## **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 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 :**

Monday to Thursday - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

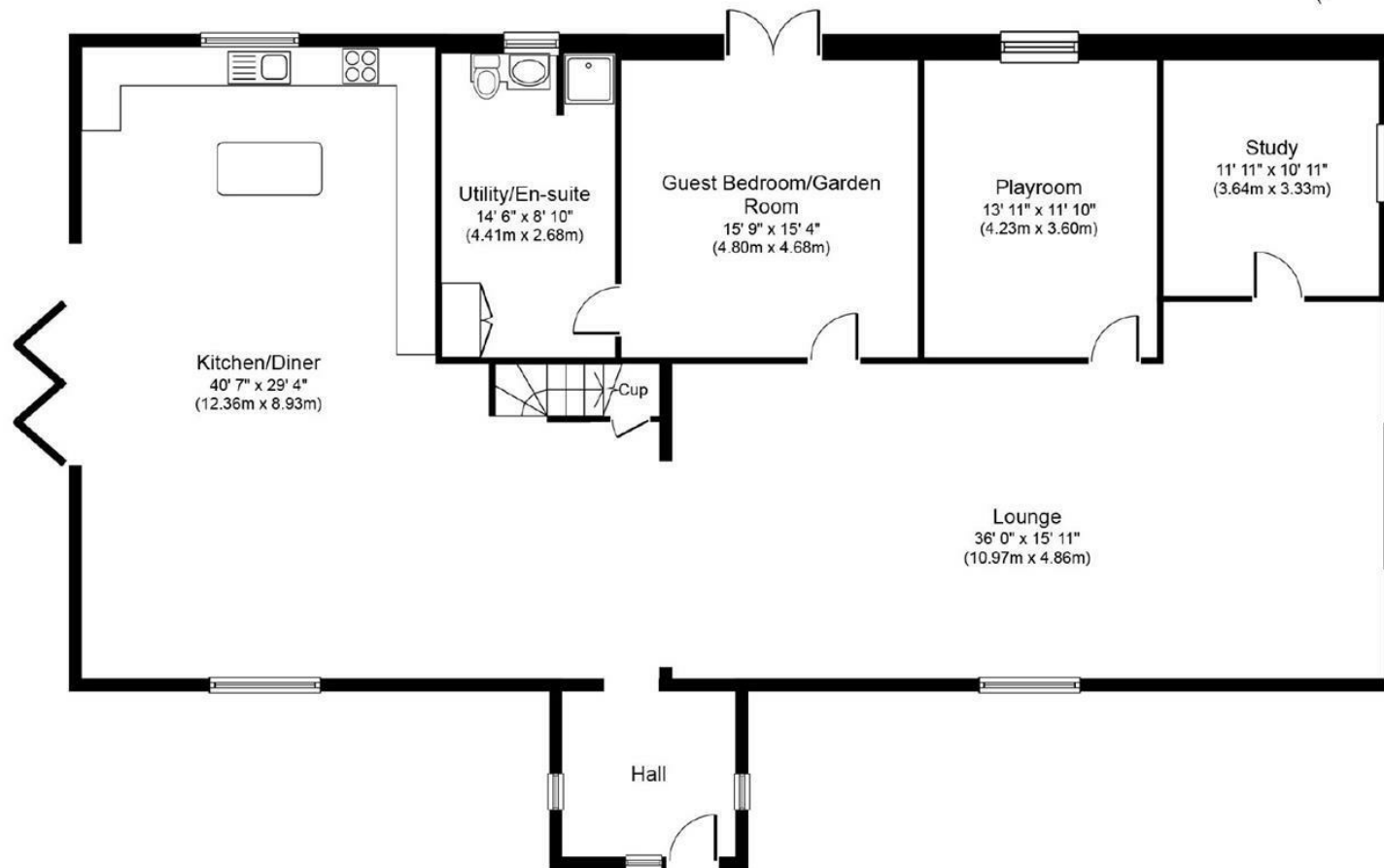
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE  
RELEVANT BRANCHES.

## **VIEWINGS**

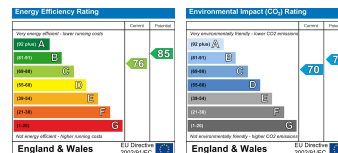
Strictly by appointment with the sole agents.

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.



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. 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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