

... Your proactive estate agent



44 Landing Lane, Hemingbrough, Selby, YO8 6RA
Offers Over £280,000

Park Row

****DETACHED PROPERTY** FOUR BEDROOMS** OFF STREET PARKING** ENCLOSED REAR GARDEN**** This detached property situated in the sought after village of Hemingbrough briefly comprises: entrance lobby, lounge, kitchen diner, utility, integral garage and workshop/garden room. To the first floor are four bedrooms, en suite and family bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'



GROUND FLOOR ACCOMMODATION

ENTRANCE

Hardwood timber door top section having two glazed windows to the front elevation leading through into:

ENTRANCE LOBBY

2.15 x 1.23 (7'1" x 4'0")

UPVC double glazed window to the front elevation, wood flooring, central heating radiator and telephone point. Stairs leading to first floor accommodation with handrail. Doors leading off.

GROUND FLOOR W.C

1.71 x 1.06 (5'7" x 3'6")

White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over with tiled splashback set into white high gloss vanity unit with chrome handles. Key pad for intruder alarm. UPVC double glazed frosted window to the front elevation and central heating radiator.

LOUNGE

6.03 x 3.29 (19'9" x 10'10")

Ingenook fire place with multi fuel cast burner inset. Stone hearth and timber mantle. Feature beams to ceiling. UPVC double glazed double patio doors to the rear elevation. Two central heating radiators, television and telephone point. Further uPVC double glazed window to the side elevation. Timber door having single glazed frosted panels going through into the kitchen/ diner.

KITCHEN DINER

7.20 x 3.11 (23'7" x 10'2")

In the kitchen section there is a range of base and wall unit, white fronted with pewter bow handles. Single bowl white pot sink and drainer inset to solid wood work surface with tiled splashback. Electric and gas cooker point. Integrated

fridge and integrated dishwasher. Solid wood breakfast bar area. UPVC double glazed window to the rear elevation. Extractor fan and glass canopy. One of the wall units has frosted display and glass shelving. The dining section has uPVC double glazed window to front elevation, two central heating radiators and wood flooring. Feature beams to ceiling and door leading back into the lounge. Further oak door having single glazed panels leading through into:

UTILITY/STUDY

5.72 x 3.25 (18'9" x 10'8")

Range of base units white fronted with white handles. Single bowl stainless steel sink and drainer with chrome taps over and tiled splashback. UPVC double glazed window to the rear elevation. The boiler is located in the utility. Plumbing for washing machine. Central heating radiator. Door leading through into:

INTEGRAL DOUBLE GARAGE

5.53 x 4.62 (18'2" x 15'2")

Electric roller door, power and lighting. Double timber doors going through into workshop/garden room.

WORKSHOP/GARDEN ROOM

5.89 x 4.72 (19'4" x 15'6")

UPVC double patio doors to side elevation. UPVC double glazed windows to side. Three uPVC double glazed frosted windows to rear elevation. Power and lighting. Door leading back through into the garage.

FIRST FLOOR ACCOMMODATION

LANDING

Balustrade, spindles and loft access. Timber louvre door going into storage cupboard housing the hot water cylinder whilst providing shelving and storage space.

BEDROOM ONE

4.56 x 2.96 (15'0" x 9'9")

Fitted wardrobes with concertina style chromed mirrored fronted doors to provide hanging and storage space. UPVC double glazed window to the front elevation, central heating radiator. Further mirror fronted door into storage cupboard. Mirrored concertina style door going into

EN SUITE

2.32 x 0.88 (7'7" x 2'11")

Shower cubicle with white trimmed door, chrome shower and chrome controls and tiled to ceiling height. White wash hand basin with chrome taps over set into vanity unit to provide shelving and storage space. Extractor fan and electric shaver point.

BEDROOM TWO

3.26 x 2.59 (10'8" x 8'6")

UPVC double glazed windows to the rear elevation giving views over fields and central heating radiator.

BEDROOM THREE

3.21 x 2.60 (10'6" x 8'6")

Concertina mirror doors to provide hanging, shelving and storage space. UPVC double glazed window to the rear elevation giving views over fields and central heating radiator.

BEDROOM FOUR

2.51 x 2.34 (8'3" x 7'8")

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

FAMILY BATHROOM

2.38 x 1.54 (7'10" x 5'1")

White panel bath with chrome mixer tap over. Further chrome shower over bath with chrome trimmed shower

screen. The bath/ shower area is tiled to ceiling height. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome taps over. The rest of the room is tiled to mid height. UPVC double glazed frosted window to side elevation, central heating radiator.

EXTERIOR

FRONT

Storm porch, outside lights and outside tap. Flagged pathway with decorative stoned edging. Decorative herringbone brick blocked driveway to provide off street parking for several vehicles leading up to the integral garage. The garden is laid to lawn and wraps around the property. Boundaries defined by hedging. Along the side is a timber access gate giving access into the rear.

REAR

Outside floodlight on PIR sensor, outside electrical point, outside tap and further outside lighting. Flagged pathway running along the rear. Flagged patio area. The garden is predominantly laid to lawn with herbaceous borders. Boundaries fully enclosed with timber fence and timber posts. Further flagged pathway running along the workshop/ garden room which takes us back to the front of the property.

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 :

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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRAC - 01977 791133

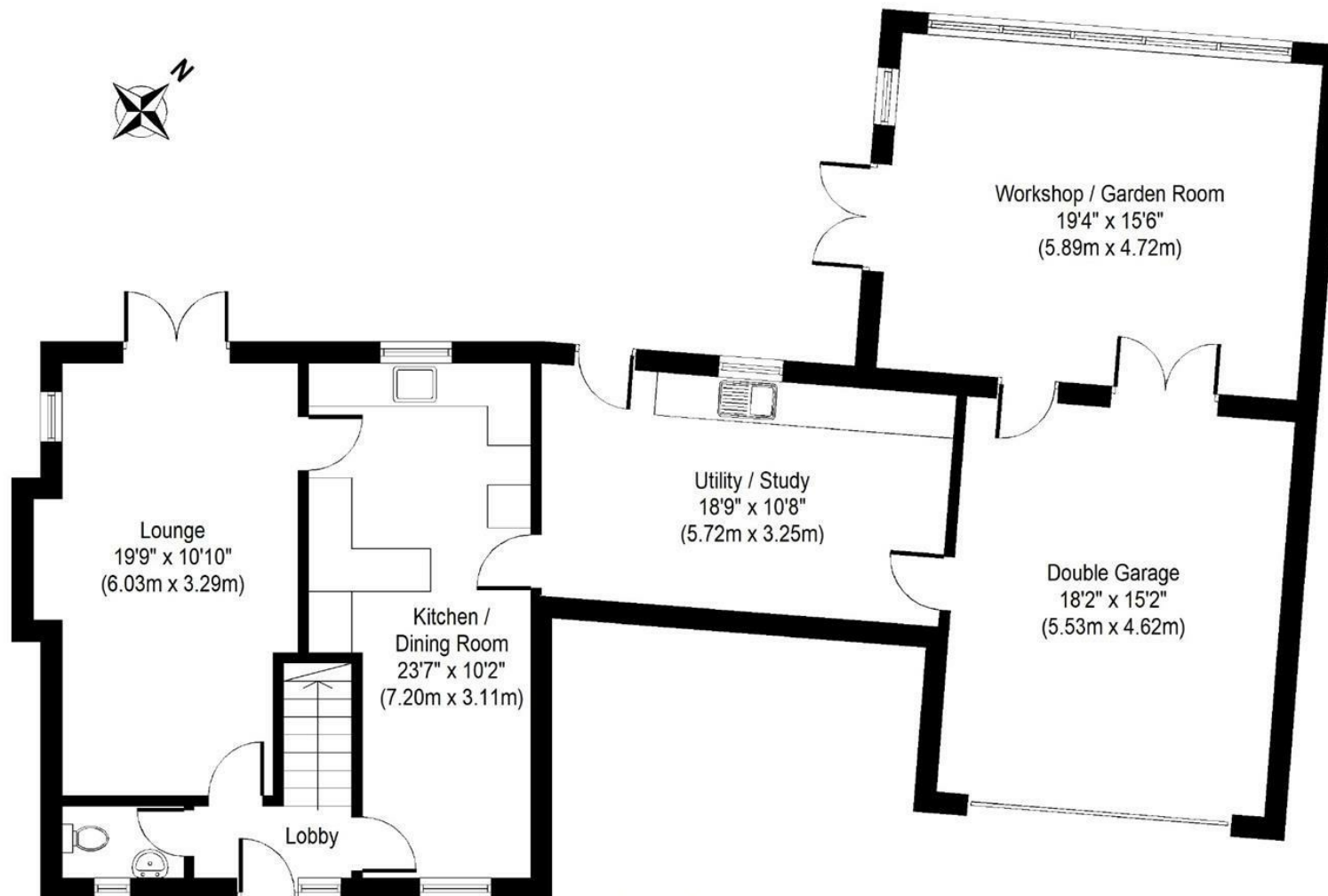
KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

VIEWING

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.



Ground Floor
Approximate Floor Area
1318 Sq. ft.
(122.4 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. 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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