

# Park Row



**Poplar Gardens, Drax, Selby, YO8 8NF**

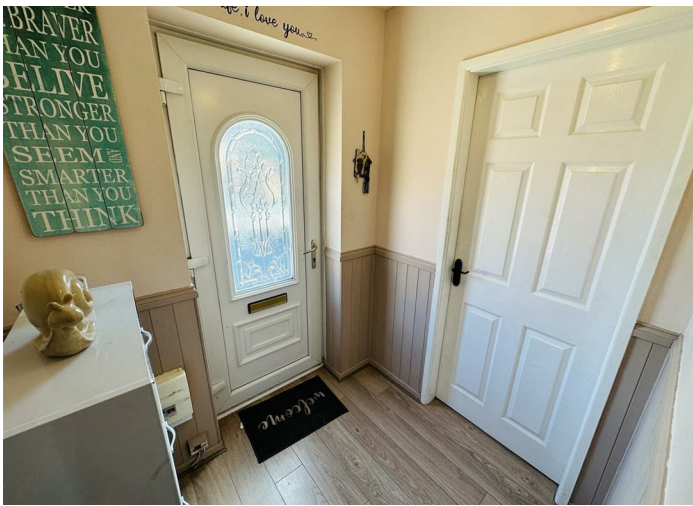
**Offers Over £230,000**



**\*\* EXTENDED FAMILY HOME \*\* CLOSE TO COMMUTER LINKS \*\*** Situated in Drax, this semi-detached property briefly comprises: hall, lounge, conservatory and kitchen-diner, To the first floor there are four bedrooms and family bathroom, Externally the property benefits from off street parking to the front and low maintenance to the front and rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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'.**





















## PROPERTY OVERVIEW

Located in the sought-after village of Drax, this well-presented semi-detached property offers spacious and flexible living ideal for families and entertaining. The ground floor features a welcoming entrance hall leading to a bright and well-appointed 'L-shaped' lounge leading to conservatory and a spacious kitchen-diner. Upstairs, the property offers four bedrooms, with a family bathroom. Externally, the home is set with off-street parking for multiple vehicles and a fully enclosed rear garden with patio sections, perfect for entertaining or simply relaxing at the end of the day or weekend. This lovely home combines village living with beautiful countryside, making it an ideal choice for families, or anyone seeking a quieter pace of life within easy reach of local amenities.

## GROUND FLOOR ACCOMMODATION

### Hall

6'9" x 6'9" (2.07m x 2.06m)

### Lounge

26'8" x 12'2" (8.15m x 3.71m)

### Conservatory

7'6" x 7'3" (2.30m x 2.23m)

### Kitchen Diner

26'5" x 14'10" (8.07m x 4.53m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

15'4" x 13'4" (4.68m x 4.08m)

### Bedroom Two

12'11" x 9'2" (3.96m x 2.81m)

### Bedroom Three

13'4" x 6'9" (4.08m x 2.07m)

### Bedroom Four

14'4" x 6'9" (4.37m x 2.06m)

### Bathroom

7'9" x 5'9" (2.37m x 1.76m)

## EXTERIOR

### Front

Paved Driveway, with Gravelled area which would suit ample parking, side gate giving access to rear garden.

### Rear

Patio area leading to the Shed, lawn area with a separate seating area with gravel to the rear.

## DIRECTIONS

Start by heading southeast on Finkle Street toward

Micklegate. Continue onto the A1041 (Bawtry Road) heading out of Selby, following signs for Camblesforth and Drax. Stay on the A1041 for several miles until you reach the junction with the A645. Turn left onto the A645 and continue east toward Drax. As you enter the village of Drax, look for a right turn onto Poplar Gardens, The property can be identified by our Park Row Properties 'For Sale' board.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

Tax Banding: B

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: Oil

Sewerage: Mains

Water: Main

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 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:


SELBY - 01757 241124

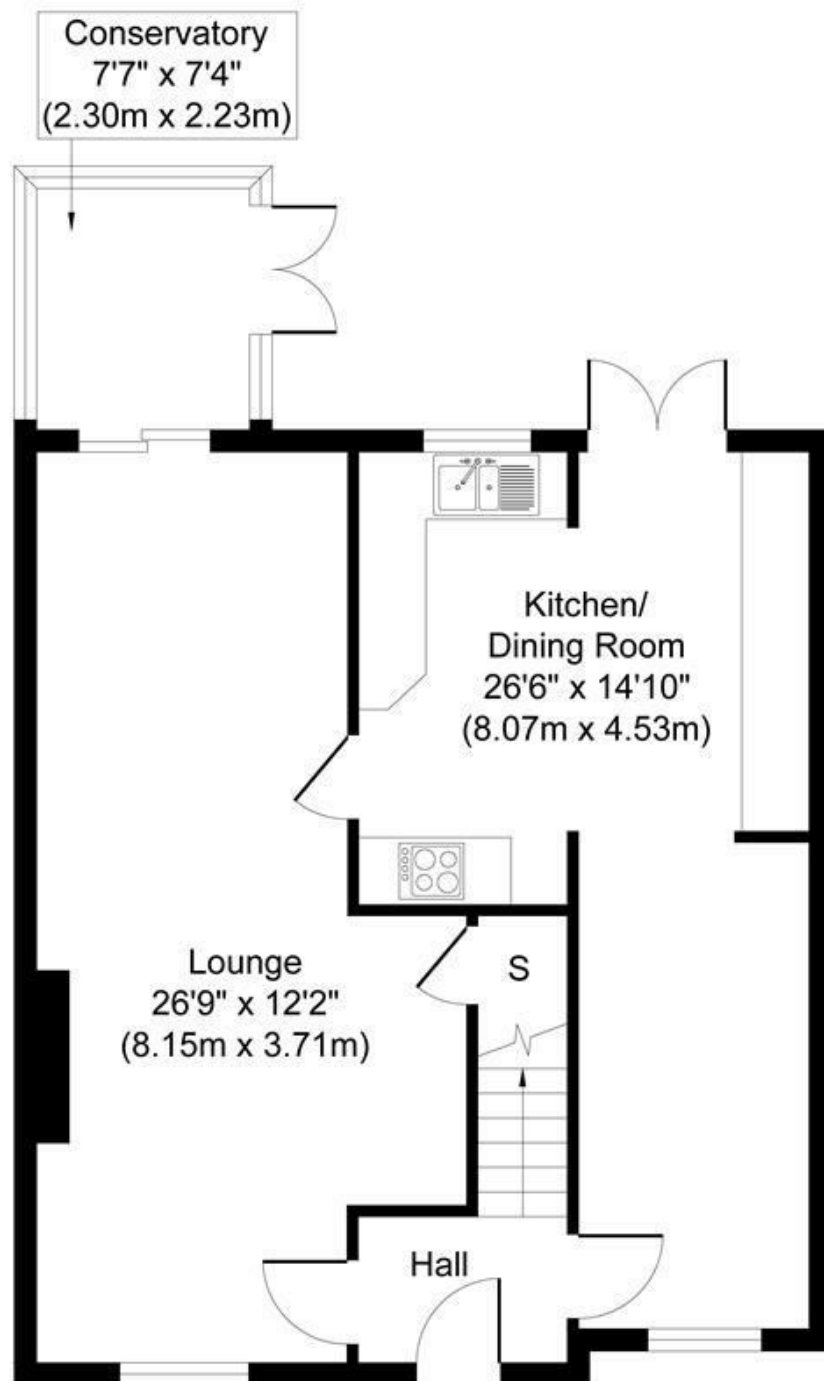
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

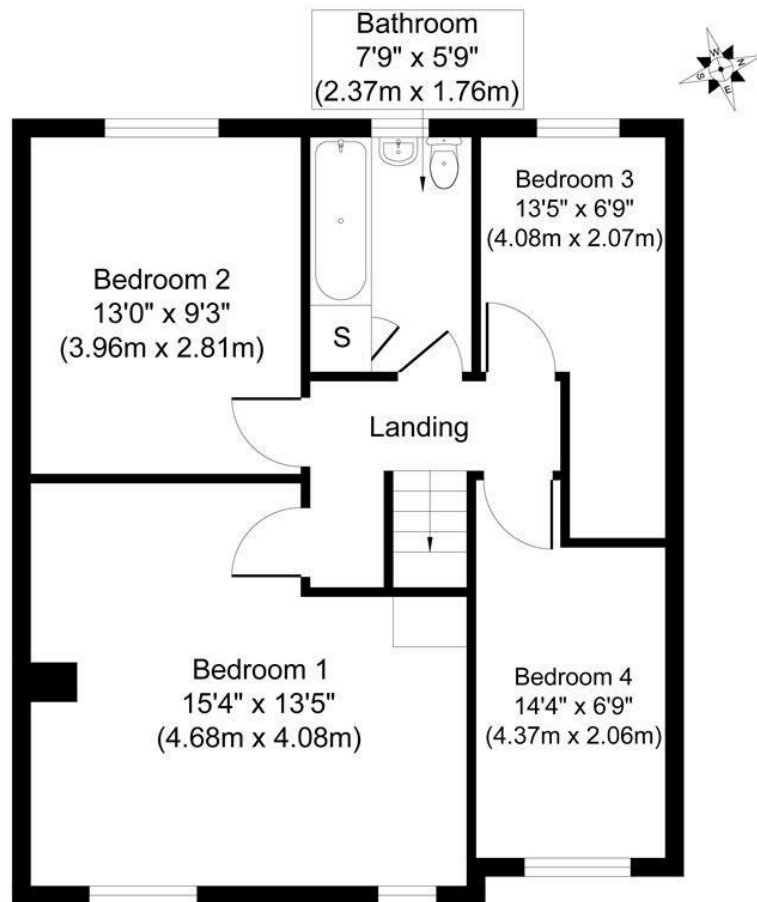




**Ground Floor**  
**Approximate Floor Area**  
**644 sq. ft**  
**(59.82 sq. m)**

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**  
**596 sq. ft**  
**(55.35 sq. m)**

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