

Park Row



Oakfield Lane, Hemingbrough, Selby, YO8 6RH

Offers Over £300,000



**** NO UPWARD CHAIN ** DETACHED GARAGE ** SOUTH FACING REAR GARDEN **** Situated in the popular village of Hemingbrough, with schools, amenities and excellent commuter links, this detached home briefly comprises: Hall, Ground Floor w.c Lounge, Kitchen and Dining Room/Bedroom Six. To the First Floor are three bedrooms with En-suite to Bedroom One and further Bathroom. To the Second Floor are two further bedrooms and Shower Room. Externally the property benefits from off street parking leading to detached Garage and enclosed rear garden. **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'.**



GROUND FLOOR ACCOMMODATION

Entrance

Reinforced panel effect door with top section having double glazed frosted panels to the front elevation leading into:

Hall

13'9" x 3'9" (4.21m x 1.16m)

Stairs leading to First Floor accommodation with balustrade and turned spindles. Keypad for intruder alarm central heating radiator, wood effect flooring and doors leading off.

Ground Floor w.c

5'5" x 2'11" (1.66m x 0.90m)

White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over and tiled splashback. Wood effect flooring, electric extractor fan and central heating radiator.

Lounge

17'6" x 10'0" (5.35m x 3.05m)



Coal effect 'Living Flame' gas fire with brushed chrome surround set into marble effect back and hearth. UPVC double glazed window to the front elevation. UPVC double glazed 'French' doors flanked by matching double glazed units to the rear elevation. Television and telephone points and central heating radiators.

Kitchen

14'6" x 10'11" (4.43m x 3.35m)



Range of maple effect base and wall units in 'Shaker' style with brass handles and including wall mounted, glass fronted display unit. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into marble effect laminate work surface with tiled splashback. Integrated appliances include: dishwasher, fridge, freezer, double electric oven and four ring gas hob with electric extractor fan over benefitting from downlighting. Breakfast bar area with chrome legs. Central heating radiator. 'Ideal Logic' central heating boiler. UPVC double glazed windows to the side elevation. UPVC double glazed 'French' door to rear elevation with double glazed skylight window over. Understairs storage cupboard and tiled effect flooring.

Dining Room/Bedroom 6

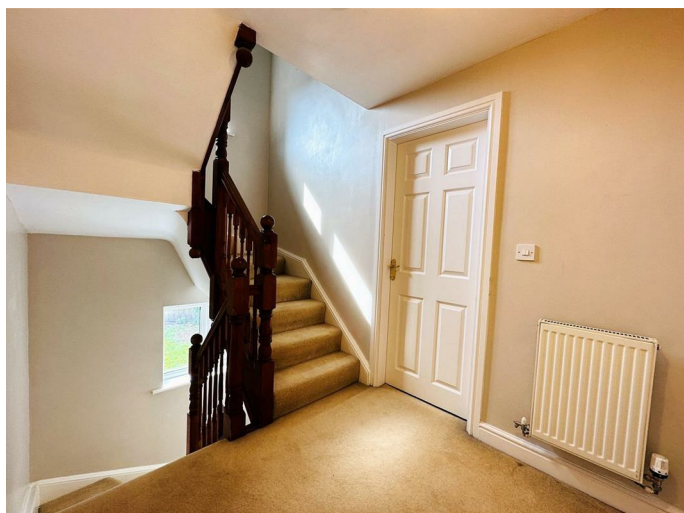
11'1" x 8'7" (3.38m x 2.64m)

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



FIRST FLOOR ACCOMMODATION

Landing



Further balustrade and turned spindles. Stairs leading to Second Floor accommodation. UPVC double glazed window to the rear elevation, central heating radiator and doors leading off.

Bedroom One

13'2" x 10'0" (4.03m x 3.07m)



UPVC double glazed window to the front elevation, television and telephone points, central heating radiator and door into:

En-Suite

9'3" x 3'11" (2.82m x 1.20m)



Shower cubicle with chrome controls. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The shower area is tiled to ceiling height with the rest of the room being tiled to mid-height. Electric shaver point and extractor fan. UPVC double glazed frosted window to the rear elevation. Central heating radiator.

Bedroom Four

8'7" x 8'3" (2.63m x 2.53m)

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

Bedroom Five

8'4" x 8'0" (2.55m x 2.45m)



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

Bathroom

6'7" x 5'6" (2.01m x 1.69m)

White panel bath with chrome mixer tap over with further chrome shower over. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The shower area is tiled to ceiling height with the rest of the room being tiled to mid-height. Electric shaver point and extractor fan. UPVC double glazed frosted window to the front elevation. Central heating radiator and tiled effect flooring.

SECOND FLOOR ACCOMMODATION

Landing

Further balustrade and turned spindles and loft access. UPVC double glazed window to the front elevation, central heating radiator and doors leading off.

Bedroom Two

15'3" x 11'2" (4.67m x 3.41m)



UPVC double glazed window to the front elevation, television and telephone points and central heating radiator.

Bedroom Three

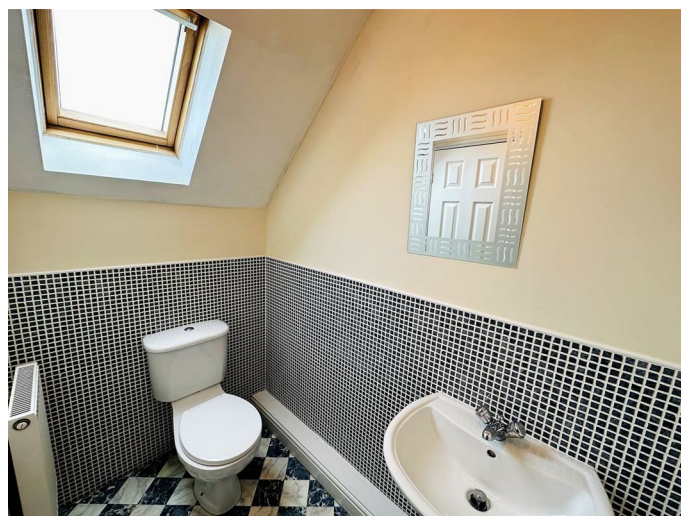
15'5" x 8'3" (4.71m x 2.52m)



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

Shower Room

6'9" x 6'7" (2.08m x 2.01m)



Shower cubicle with 'concertina' style chrome trimmed door housing chrome shower. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The shower area is tiled to ceiling height with the rest of the room being tiled to mid-height. Electric shaver point and central heating radiator. Timber framed double glazed 'Velux' skylight window to the front elevation. Storage cupboard housing the hot water cylinder.

EXTERIOR

Front



Storm porch with outside lamp. Flagged pathway running along the front of the property with additional pathway leading way from the property with each side being laid to lawn.



Side

Flagged pathway continues to further lawned area and outside tap. Decorative brick-blocked and stone driveway leading to detached Garage with up and over door which benefits from power and lighting. Timber pedestrian access gate giving access into:

Rear



Flagged pathway merging into two patio areas with decorative stone borders. The garden is predominately laid to lawn with herbaceously planted borders and established trees and shrubs. The area is enclosed with timber fence, concrete posts and gravel boards. Further hardstanding to the rear of Garage.



Directions

From our Selby office take the A19 towards York and then the A63 towards Hull passing through the villages of Osgodby and Cliffe. Upon reaching the village of Hemingbrough turn right onto Main Street, then left Water Lane. Take a right onto Back Lane and left onto Oakfield Lane. The property can be clearly identified by the Park Row Properties 'For Sale' board.

Local Authority: North Yorkshire Council

Tax Banding: E

Tenure: Leasehold

TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

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

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

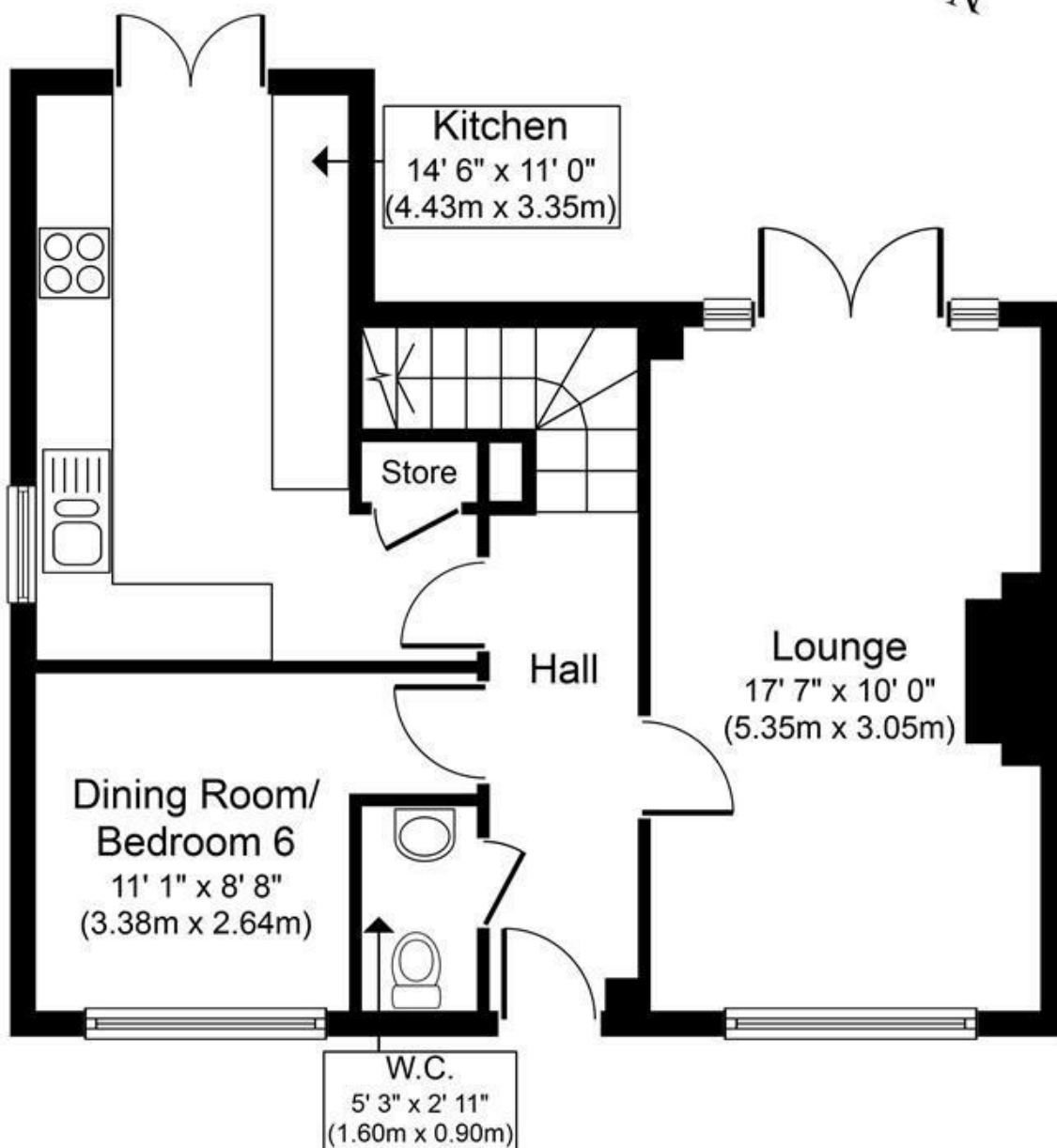
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

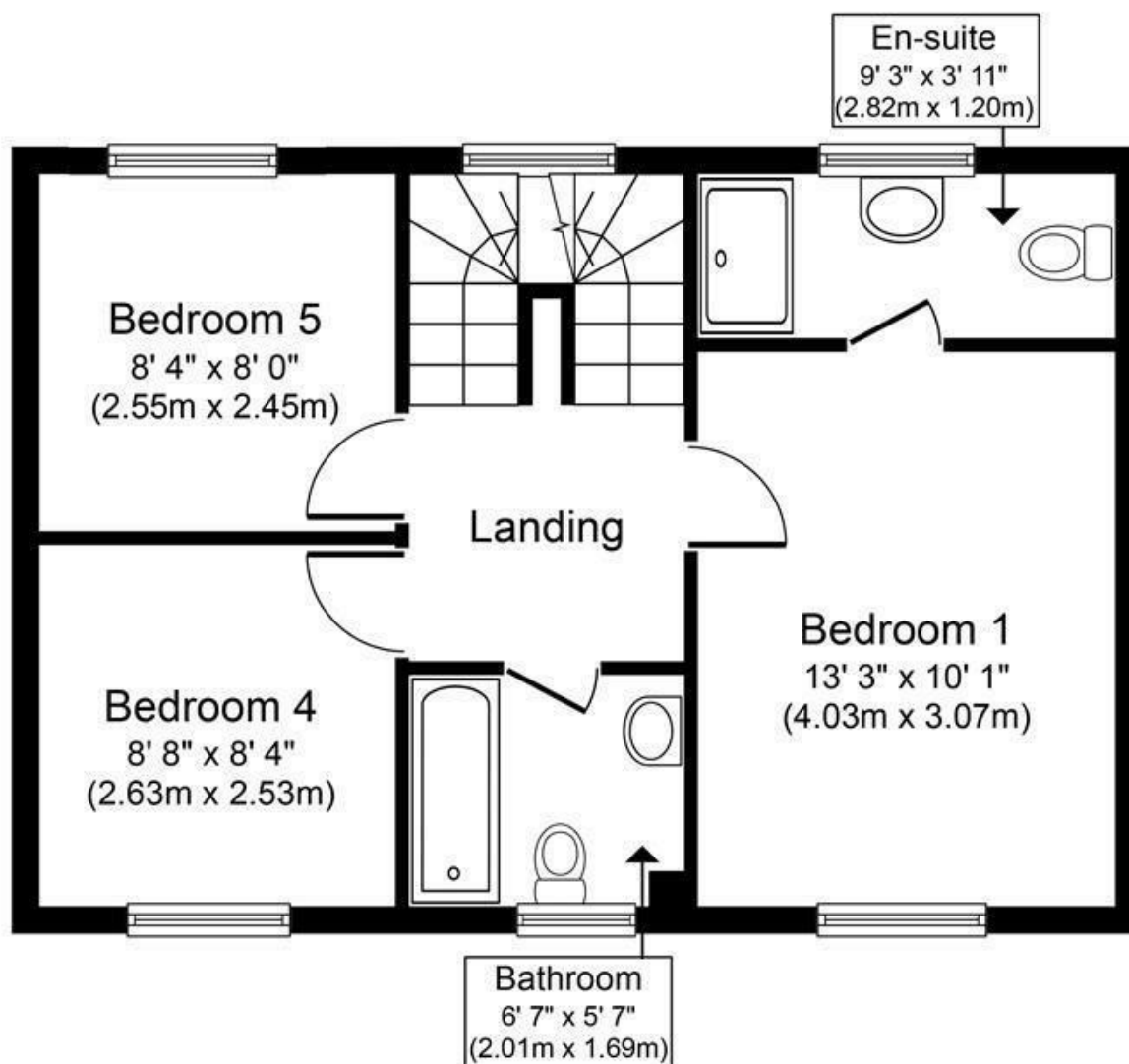
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
501 sq.ft.
(46.5 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
453 sq.ft.
(42.1 sq.m.)

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