

Park Row



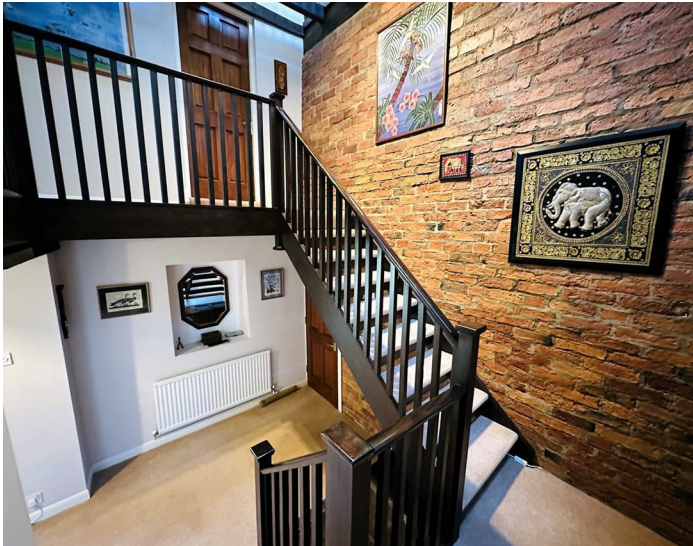
Main Street, West Haddlesey, Selby, YO8 8QA

Offers Over £450,000



**** CHARACTERFUL PROPERTY ** OFFERING FLEXIBLE LIVING ** BOILER FITTED MARCH 2025 **** Situated in the village of West Haddlesey, this unique detached property briefly comprises: Hall, Ground Floor w.c, Lounge Diner, Kitchen, Utility and Bedroom Five/Office. To the First Floor leading off from the impressive galleried landing are three further bedrooms and Bathroom, with the Master Bedroom offering spacious Dressing Room and En-suite. The Second Floor offers a Study Area and further Bedroom. Externally, the property benefits from off street parking, detached double garage and enclosed South-Facing garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**

























Property Summary

Nestled in the charming village of West Haddlesey, The Old Granary is just a short distance from Selby and conveniently close to the M62 for effortless commuting. This unique property exudes character with beamed ceilings, spacious rooms and its split-level design offers versatile living spaces ideal for modern lifestyles. The spacious Lounge Diner opens onto a meticulously maintained garden, enclosed by a brick wall. On the ground floor, convenience meets flexibility with options for an office or bedroom, complemented by an adjacent w.c. Upstairs, a stunning galleried landing leads to three double bedrooms, including an impressive Master Bedroom complete with a Dressing Room and En-suite. Ascending to the second floor reveals a study area and a generously sized bedroom adorned with charming exposed beams. The property throughout benefits from aluminium double glazing with the addition of secondary glazing to the Lounge Diner and the Master Bedroom and Dressing Room. External features include ample off-street parking, a detached double garage which also benefits from aluminium framed double glazed windows and the serene garden offering seclusion and tranquillity.

GROUND FLOOR ACCOMMODATION

Hall

A composite entrance door opens into a striking and spacious hall, beautifully enhanced by characterful feature ceiling beams. A staircase with an elegant balustrade and spindle detailing leads to a split-level inner hall and continues to the first floor, opening onto an impressive galleried landing. Doors provide access to the principal living areas.

Ground Floor w.c

8'2" x 5'2" (2.49m x 1.60m)

Spacious room with low flush w.c and sink set into vanity unit offering storage. Behind the suite is tiled to mid-height with tiled flooring.

Inner Hall

17'10" x 5'0" (5.46m x 1.53m)

Doors leading off.

Lounge Diner

24'1" x 14'8" (7.35m x 4.48m)

A generously proportioned, split-level lounge-diner, bathed in natural light from two aspects and offering delightful garden views. The dining area, featuring an exposed brick wall, flows seamlessly down to the cosy lounge space—complete with an impressive brick fireplace housing a multi-fuel burner and charming alcoves on either side. Aluminium double-glazed windows with secondary glazing enhance warmth and quiet, while French doors open onto a secluded, south-facing garden—perfect for outdoor relaxation.

Kitchen

17'7" x 11'6" (5.36m x 3.52m)

A beautifully appointed kitchen featuring solid oak 'Shaker-style' units complemented by a practical breakfast bar area.

Integrated appliances include a larger refrigerator, ceramic hob with electric extractor fan over, electric oven, and a dishwasher, all set against a tasteful tiled splashback and flooring. Stepping down, the space flows seamlessly back into the Hall and additional door into:

Utility

13'8" x 8'8" (4.17m x 2.65m)

Providing additional kitchen space with matching oak cupboards, coordinating tiled splashback and flooring. The room houses the recently installed central heating boiler and offers plumbing for a washing machine. A rear door gives access to the garden and garage.

Bedroom Five/Office

13'9" x 11'7" (4.20m x 3.54m)

Offering a versatile space suitable for use as a bedroom, lounge, playroom, or office. Natural light pours in from two aspects, including a striking feature window to the front elevation. Exposed ceiling beams add character, enhancing the room's unique appeal.

FIRST FLOOR ACCOMMODATION

Galleried Landing

A generous galleried landing offering an impressive vantage point over the hall below, enhanced by striking feature ceiling beams that add character and charm. A further staircase with balustrade and spindle detailing leads to the second floor, providing access to additional accommodation.

Master Bedroom

14'9" x 14'6" (4.51m x 4.44m)

A spacious and elegantly presented master bedroom featuring fitted wardrobes, providing ample storage. Aluminium double-glazed windows with secondary glazing offer both warmth and sound insulation, while double doors create a seamless flow into the adjoining dressing room, enhancing the room's sense of openness and versatility.

Dressing Room

9'7" x 8'10" (2.94m x 2.71m)

A well-appointed dressing room featuring an aluminium double-glazed window with secondary glazing, allowing natural light to fill the space while maintaining privacy and insulation. This practical and stylish area provides ample room for wardrobes or bespoke storage solutions. A door leads seamlessly into:

En-Suite

13'8" x 8'8" (4.17m x 2.65m)

Featuring a contemporary vanity storage unit housing a low flush WC and wash hand basin. A large shower cubicle houses the chrome shower and sleek inset controls. The shower area is tiled to ceiling height with the rest of the room being tiled to mid-height with the addition of complementary tiled flooring, while a chrome heated towel rail adds both warmth and elegance. A double-glazed frosted window provides natural light while ensuring privacy.

Bedroom Three

14'8" x 12'1" (4.49m x 3.70m)

A bright and inviting bedroom positioned to the front elevation, featuring double-glazed windows to two aspects, including a feature window enhancing the natural light and offers an attractive outlook. Characterful ceiling beams add charm and a sense of warmth to the space.

Bedroom Four

12'11" x 11'8" (3.94m x 3.57m)

With airing cupboard housing hot water cylinder 2.23m x 1.53* restricted head height.

A cosy bedroom with two aluminium-framed double-glazed windows invite plenty of natural light, creating a bright and airy atmosphere.

Bathroom

12'3" x 6'11" (3.75m x 2.12m)

A spacious and well-equipped bathroom featuring a four-piece suite. This includes an extra-long bath, a large shower cubicle with a chrome shower and sleek inset controls, a low flush WC, a pedestal wash hand basin, and a bidet. A built-in cupboard provides convenient towel storage. Natural light floods the room through a 'Velux' skylight window and an additional frosted window, ensuring both brightness and privacy. The walls are fully tiled to ceiling height.

SECOND FLOOR ACCOMMODATION

Study Area

Exquisite vaulted ceiling with 'Velux' skylight windows. Door leading into:

Bedroom Two

19'5" x 14'7" (5.92m x 4.47m)

Charming second-floor room featuring spacious dimensions accentuated by exposed ceiling beams that add character and structural charm. Natural light streams in from 'Velux' skylight windows from two different angles.

EXTERIOR

Front

Lawned area with established herbaceous border and off street parking giving access to the garage. Timber pedestrian access gate giving access into:

Side and Rear

South-Facing garden, predominately laid to lawn, with established trees and shrubs and patio area. The garden is fully enclosed.

Directions

From our Selby office head towards Gowthorpe. Turn Right onto Gowthorpe and at the traffic lights turn left onto Brook Street. Continue to follow the A19 Doncaster Road and proceed over the railway line. Continue down the A19 through the villages of Brayton and Burn. Turn right at the crossroads, signposted West Haddlesey. Continue through the village where the property will be identified by a Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

Tax Banding: F

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: Septic Tank

Water: Mains

Broadband: Superfast

Mobile: 5G

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.

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

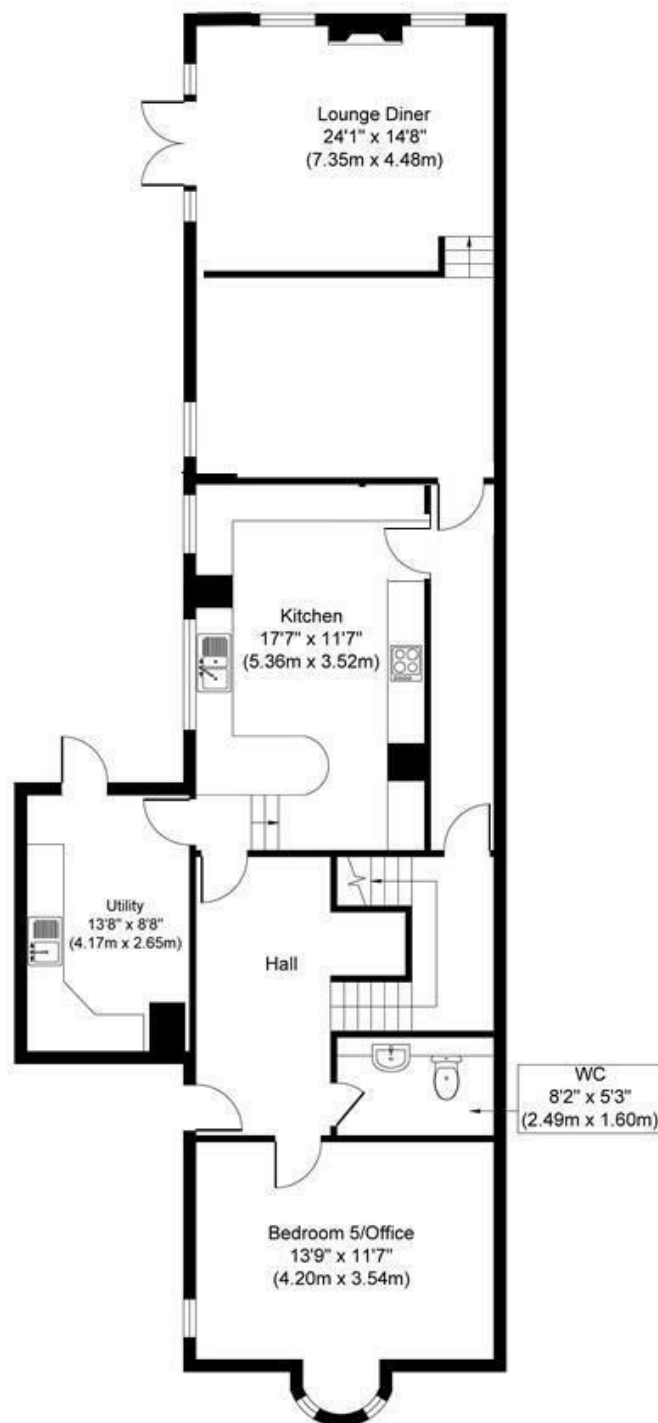
Strictly by appointment with the sole agents.

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
1,212 sq. ft
(112.64 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.

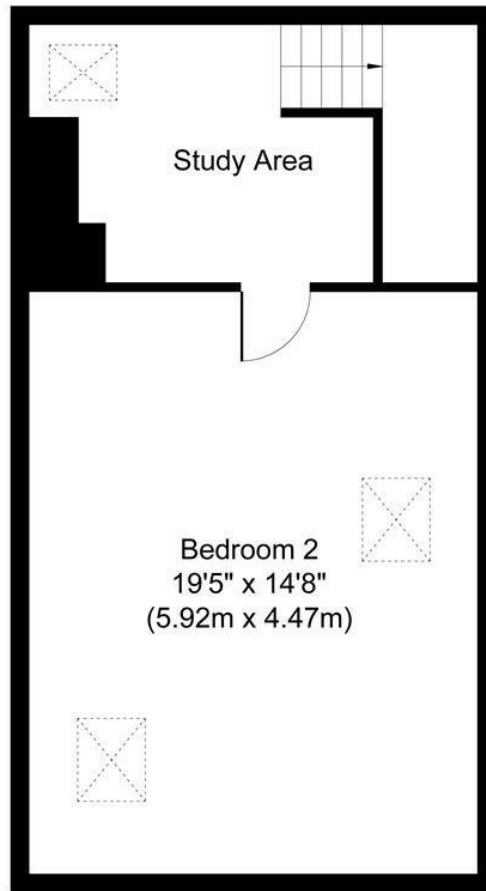
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First Floor
Approximate Floor Area
1,193 sq. ft
(110.87 sq. m)

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Second Floor
Approximate Floor Area
479 sq. ft
(44.52 sq. m)

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