

# Park Rôw



**Main Street, Womersley, Doncaster, DN6 9BQ**

**£400,000**



**\*\*CAR PORT\*\*FITTED WARDROBES\*\*** Situated in Womersley, this detached property briefly comprises: Lounge, Dining Room / Bedroom Three, Kitchen, Ground Floor w.c, Utility and Conservatory. To the First Floor are two Bedrooms and a Bathroom. Externally, the property benefits from ample parking to the front and an enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE 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 panel effect door with top section having double glazed frosted panels leading into the:

### Hall

10'4" x 9'11" (3.15m x 3.03m)



Stairs leading to First Floor Accommodation with balustrade and turned spindles. Central heating radiator, karndean flooring and understairs storage cupboard. Doors leading off.

### Ground Floor w.c

7'8" x 2'11" (2.34m x 0.90m)



White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over, set into white vanity with tiled splashback. UPVC double glazed frosted window to the rear elevation.

### Lounge

18'5" x 12'11" (5.63m x 3.95m)



Multi fuel burner inset to marble effect surround and hearth. UPVC double glazed bow window to the front elevation, upVC double glazed window to the side elevation and French uPVC double glazed doors to the rear elevation leading into the conservatory. Karndean flooring, central heating radiators and television point.

### Dining Room / Bedroom Three

12'11" x 12'10" (3.95m x 3.93m)



UPVC double glazed windows to the side and front elevations, central heating radiators and karndean flooring. Door into:



## Kitchen

12'2" x 9'5" (3.71m x 2.88m)



Range of grey fronted base, wall and larder units with pewter bowed handles. One and a half bowl inset sink with chrome tap over set into granite worksurface. Integrated appliances include: 'Bosch' electric oven, 'Neff' four ring induction hob and extractor fan. Plumbing for dishwasher. UPVC double glazed windows to the rear elevation, karndean flooring and further extractor. Door off into:



## Utility

12'11" x 7'1" (3.95m x 2.17m)



Range of grey fronted base and wall units. One and a half bow white pot sink and drainer with chrome mixer tap over set into granite effect laminate worksurface with tiled splashback. Plumbing for washing machine. UPVC double glazed window to the rear elevation, composite panel effect door with top section having double glazed frosted panels to the side elevation and extractor fan. UPVC double glazed door into conservatory. Tiled flooring, central heating radiator and door off into:

## Boiler Room

5'5" x 5'2" (1.66m x 1.59m)

Range of white fronted wall units and 'Worcester Bosch' central heating boiler.

## Conservatory

23'5" x 11'7" (7.14m x 3.54m)



UPVC French doors to the rear elevation and uPVC double glazed windows to the rear and side elevations. Wood effect flooring and central heating radiators.

## FIRST FLOOR ACCOMMODATION

### Landing



Galleried landing, balustrade and turned spindles, storage cupboard and doors leading off.

## Bedroom One

12'11" x 12'9" (3.96m x 3.91m)



Range of white fronted fitted wardrobes, uPVC double glazed windows to the side and front elevations and central heating radiator.



## Bedroom Two

12'10" x 12'9" (3.93m x 3.90m)



Storage cupboard and wardrobe, uPVC double glazed windows to the side and front elevations and central heating radiator. Loft access.



## Bathroom

9'11" x 5'6" (3.04m x 1.68m)



White panel bath with chrome mixer tap and chrome shower attachment over. Separate shower cubicle with glass screen and 'Triton' white and cream shower over. White low flush w.c. with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The room is tiled on all walls to mid height. UPVC double glazed frosted window to rear elevation, wood ceramic flooring and central heating radiator.

## EXTERNAL

### Front



The property is accessed by decorative wrought iron gates. Outside lamp, herbaceous borders merging into blocked driveway. Double brick and stone built garage with twin doors, power, attic storage area and oil tank and further carport. Lawned garden with further herbaceous borders. Enclosed with timber fence and stone wall.



## Rear



## Side



Further blocked patio area with outside lamp, outside tap and timber pedestrian access gate leading to the:

Further outside lamp, stone flagged patio area and the garden is laid to lawn and fully enclosed. Outside BBQ cooking area with power and greenhouse. Matured established trees and shrubs. Further pedestrian access gate onto further area with raised growing beds, decorative stoned pathways and further herbaceously planted borders.



## DIRECTIONS

From Selby, travel south down the A19, over the M62 and then take a right turn onto Fulham Lane. Continue onto Highfield Lane and then right at the roundabout to Park Lane. Finally, continue onto Main Street where the property can clearly be identified by a 'For Sale' sign.

## 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: E  
Tax Banding: North Yorkshire Council

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  
Sewerage: Mains  
Water: Mains

Broadband: Superfast  
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 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.

## VIEWINGS

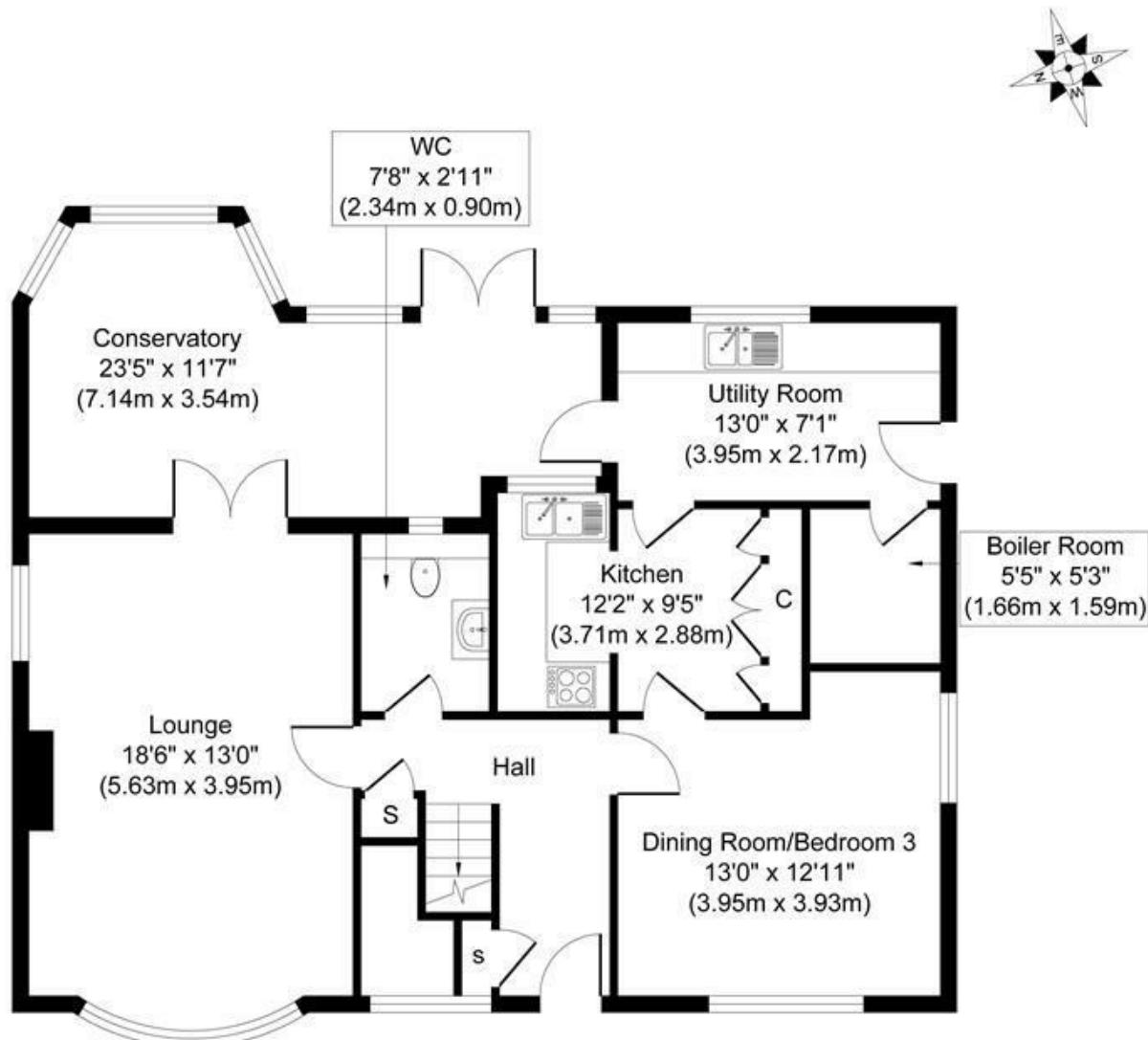
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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

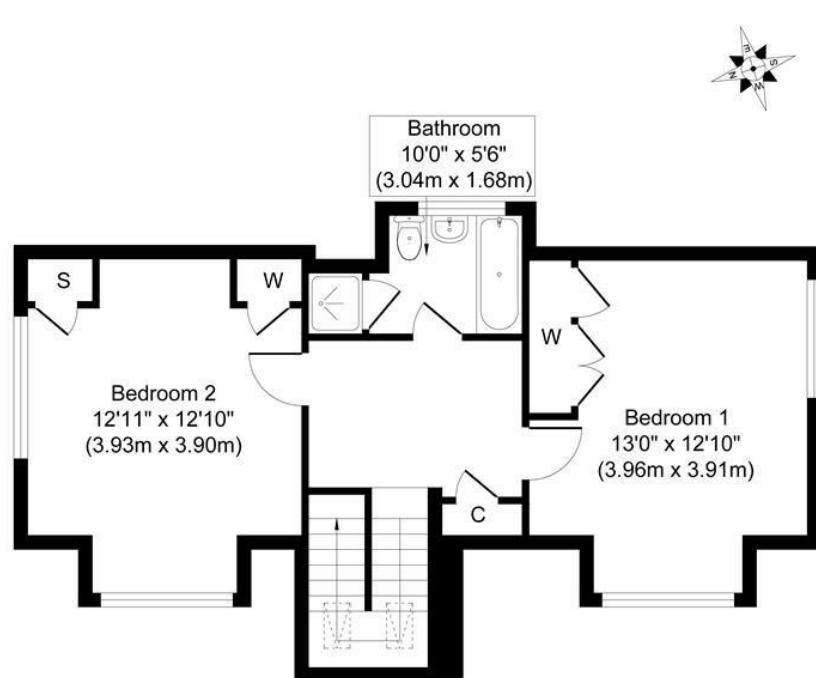
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GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**798 sq. ft**  
**(74.17 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**  
**552 sq. ft**  
**(51.27 sq. m)**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(79-76)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(79-76)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		