

...Your proactive estate agent



|., 34 Brigg Lane, Camblesforth, Selby, North Yorkshire, YO8 8HJ
Offers Over £175,000

Park Row

DETACHED BUNGALOW ** TWO BEDROOMS ** ATTIC ROOM ** GARAGE ** Situated in the popular village of Camblesforth, this detached bungalow briefly comprises: Entrance, entrance lobby, lounge, kitchen diner, two bedrooms and a bathroom. To the first floor via ladder access is an attic room and further attic store. 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

UPVC door with top section having double glazed frosted panel to side elevation.

Entrance Lobby

4'8" x 11'10"

Further uPVC panel with top section having double glazed frosted glass to side elevation next to the front door. Timber door with single glazed frosted panel leading into:

Inner Hallway

11'7" x 5'6"

Further timber framed single glazed frosted panel to side elevation, telephone point, central heating radiator and loft access with loft ladder giving access into attic room and attic store. Doors leading off.

Lounge

17'8" x 10'8"

Feature fireplace, uPVC double glazed windows to front and side elevation. Television and telephone points and central heating radiator.

Kitchen Diner

17'8" x 11'2"

Kitchen section having a range of base and wall units, single bowl stainless steel sink and drainer with chrome taps over. Wood effect laminate work surface with tiled splash back. Electric cooker point, plumbing for washing machine and central heating radiator. UPVC double glazed window to the front elevation, uPVC door with top section having double glazed panel to side elevation leading to garden. Extractor fan. Door leading to storage cupboard providing shelving and storage space. To the Dining section there is uPVC double glazed window to side elevation and further central heating radiator.

Bedroom One

12'2" x 11'5"

Range of fitted wardrobes to provide hanging, shelving and storage space with drawer sections. UPVC double glazed window to rear elevation, central heating radiator and telephone point.

Bedroom Two

12'2" x 10'6"

Storage cupboard to provide shelving and storage space. UPVC double glazed window to the rear elevation. Central heating radiator, television and telephone points.

Bathroom

7'10" x 5'5"

Panelled bath, chrome taps over with further white and chrome shower over. Bath and shower area is tiled to ceiling height. Low flush w.c with chrome fittings, pedestal wash hand basin with chrome taps and central heating radiator. UPVC double glazed frosted window to the side elevation.

FIRST FLOOR ACCOMMODATION

Attic

16'7" x 9'5" maximum

UPVC double glazed window to the rear elevation and telephone point.

Attic Store

EXTERNAL

Front

Pathway and outside light. The garden is laid to lawn. One side having footpath, running along with further lawned garden to timber pedestrian access gate, giving access to

the rear of the property. To the other side is a driveway leading past the front garden, past the property and the entrance door with outside light and leading to garage with up and over door.

Rear

Pathway running along the property, two outside lights and the garden is laid to lawn with hardstanding. UPVC pedestrian access door giving access to the garage which also has a UPVC double glazed window to the rear. Boundary defined by wall, fencing, concrete fencing and gravel boards.

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

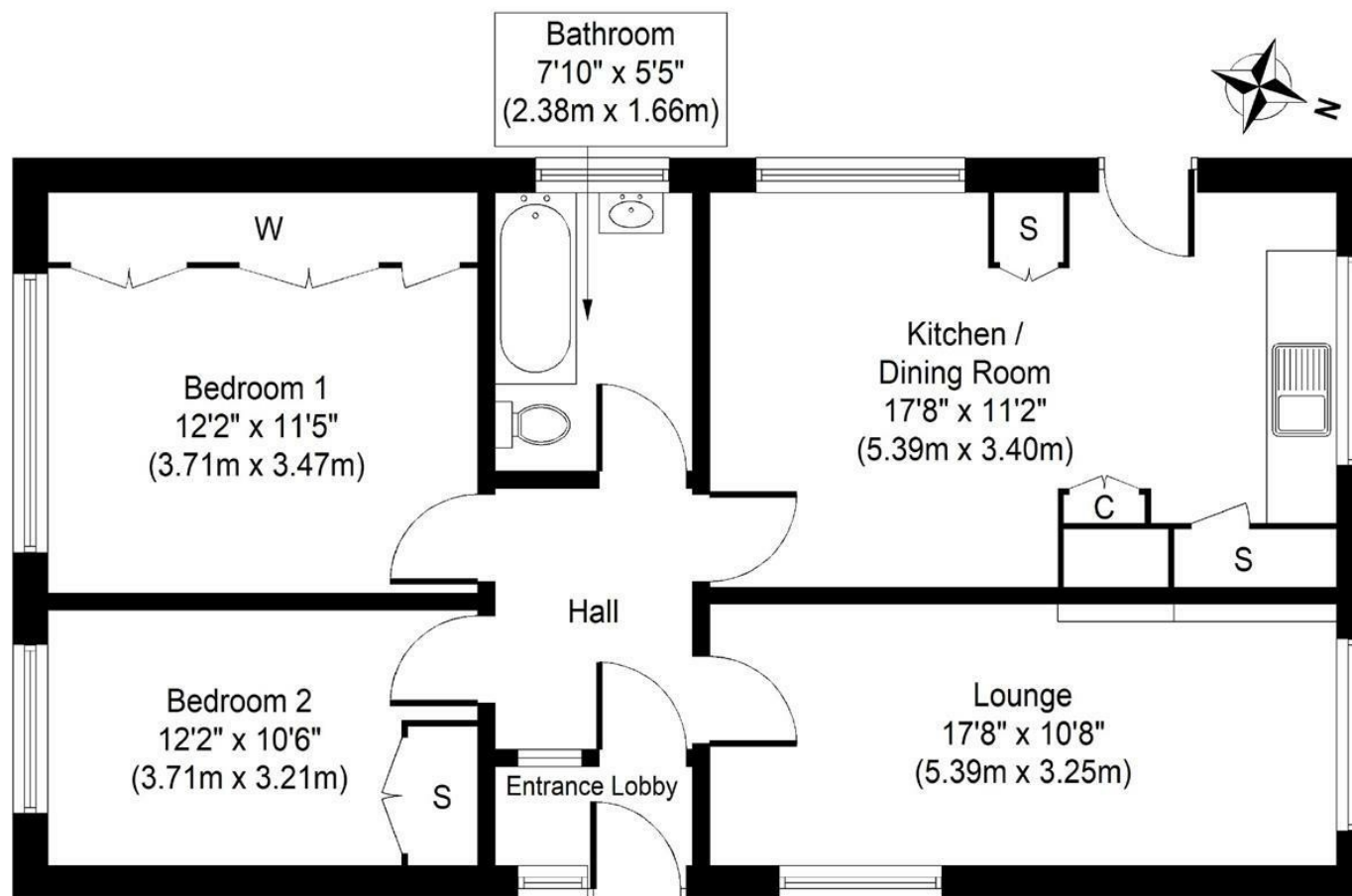
PONTEFRACT - 01977 791133

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
693 Sq. ft.
(64.4 Sq. m.)

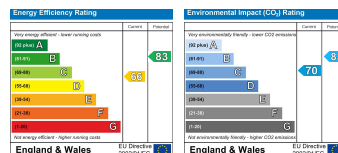
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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