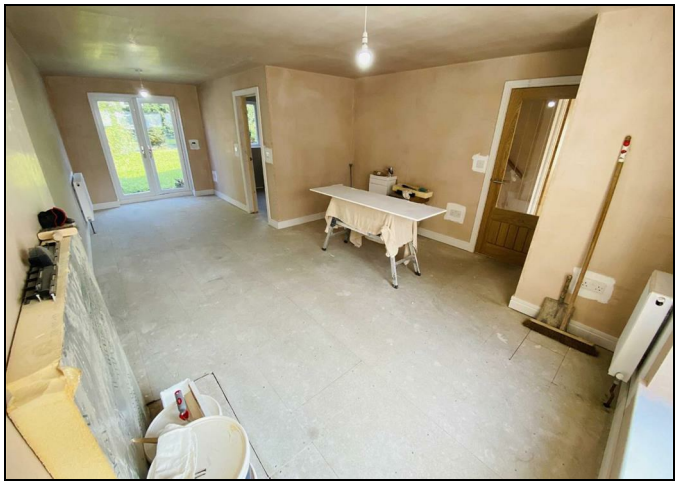
...Your proactive estate agent

19 Villa Close, Hemingbrough, Selby, North Yorkshire, YO8 6RE
Offers Over £200,000

Park Row

LINK DETACHED PROPERTY FOUR BEDROOMS** OFF STREET PARKING** ENCLOSED REAR GARDEN ** PROJECT TO FINISH** Having undergone an extensive refurbishment programme the property is now ready for those personal finishes. This property situated in the popular village of Hemingbrough briefly comprises: entrance hall, lounge diner, kitchen, utility and study/bedroom. To the first floor are three bedrooms and a bathroom. The property has new plumbing, central heating and electrics, under floor insulation to ground floor, new plastering, new fully tiled bathroom and new Oak internal doors, Externally the property has a newly block paved driveway for off street parking and an enclosed rear garden and benefits from new windows and composite doors and new facia and soffits. 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
Composite panel effect door top section having leaded double glazed frosted panel to the front elevation leading through into:

Entrance Hall
9'8" x 3'5"
Central heating radiator, stairs to first floor accommodation with handrail. Timber doors leading off.

Ground Floor W.C
5'6" x 2'11"
No fittings. UPVC double glazed frosted window to front elevation and central heating radiator.

Lounge Diner
24'5" x 13'2"
UPVC double glazed window to the front elevation. UPVC double glazed patio doors to the rear elevation and two central heating radiators.

Kitchen
9'8" x 8'3"
UPVC double glazed window to the rear elevation, central heating radiator and door to understairs storage cupboard to provide storage space. Aperture flowing through into:

Utility/ Rear Hall
9'8" x 7'2"
UPVC door top section having double glazed panel to the rear elevation. UPVC double glazed window to the rear elevation. Central heating boiler and central heating radiator.

Study/ Bedroom Four
15'11" x 7'7"
UPVC double glazed window to the front elevation and central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing
Loft access, balustrade and turned spindles. UPVC double glazed window to the side elevation. Timber doors leading off. Door off into storage cupboard.

Bedroom One
12'6" x 10'2"
UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Two
11'3" x 9'11"
UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three
7'10" x 7'4"
UPVC double glazed window to the front elevation and central heating radiator.

Bathroom
6'11" x 5'8"
White panel bath with chrome mixer tap over. Further 'Mira' white and chrome shower over and is tiled on all walls to ceiling height. White low flush w.c. UPVC double glazed frosted window to rear elevation, central heating radiator and tiled flooring.

EXTERIOR

Front
Outside light, decorative brick blocked driveway and hardstanding running along the front of the property. Timber fence, concrete posts and gravel boards. Flagged pathway taking us to the rear.

Rear
Outside taps. Flagged patio area and the garden is laid to lawn with boundaries defined by timber fence, concrete posts, gravel boards, brick wall and hedging.

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.

AGENCY NOTE
There is an option to buy the property as seen or to negotiate on having a full kitchen fitted.

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

The Property Ombudsman

Park Row

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
KIPPAX - 0113 8160111
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.

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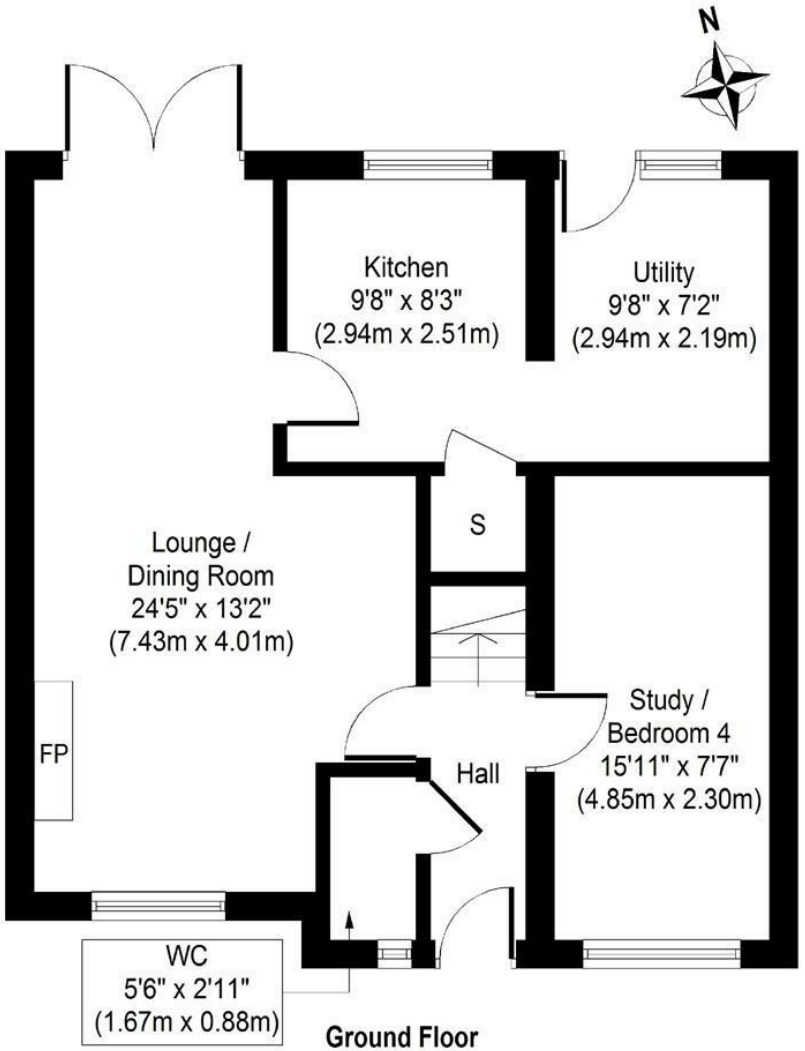

Ground Floor
Approximate Floor Area
643 Sq. ft.
(59.7 Sq. m.)

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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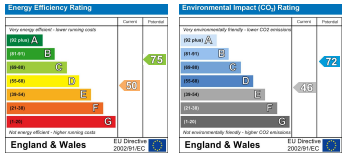

T 01757 241124
W www.parkrow.co.uk
14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

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