

...Your proactive estate agent



**86 Park Lane, Barlow, Selby, YO8 8JQ**  
**Offers Over £210,000**

**Park Row**

**\*\*TERRACE HOUSE \*\* FOUR BEDROOMS \*\* GARDEN ROOM \*\* UTILITY ROOM \*\* EN-SUITE \*\* ENCLOSED REAR GARDEN \*\*** The property is located in the village of Barlow having excellent access to Selby and all associated amenities. The property comprises of an entrance hallway, kitchen, utility and garden room. To the first floor is the lounge, bedroom, family bathroom. To the second floor are three bedrooms and an en-suite. Externally there is a front and rear garden, off street parking and a garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS 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

Hardwood timber entrance door with two double glazed frosted panels leading into entrance hallway.

### ENTRANCE HALLWAY

**5.26 x 1.62 (17'3" x 5'4")**

Central heating radiator and wood flooring. Stairs leading to first floor accommodation with balustrade and hand rail. Doors leading off:



### KITCHEN

**4.06 x 3.11 (13'4" x 10'2")**

Range of base, wall and larder units in Italian concrete with under lighting to wall units and plinth lighting. Single bowl stainless steel sink inset into work surface. Integrated brushed steel electric oven, integrated combination microwave. Integrated five ring 'Neff' ceramic hob with brushed steel glass extractor fan over benefitting from downlighting. Integrated dishwasher, fridge and freezer. UPVC double glazed window to front elevation, tiled effect flooring and contemporary wall mounted graphite central heating radiator. Concertina style door leading to utility/understairs storage.



### UTILITY ROOM/STORAGE AREA

Marble effect roll top laminated work surface with tiled splashbacks. Power, lighting and storage space.

### GARDEN ROOM

**4.84 x 3.62 (15'11" x 11'11")**

Door leading to storage cupboard. UPVC French style doors leading to patio and garden area. UPVC double glazed window to front elevation. Wood flooring and television point.



## FIRST FLOOR ACCOMMODATION

## LANDING

Balustrade and turned spindles and stairs leading to second floor accommodation. Door leading to storage cupboard which houses the hot water cylinder whilst providing storage space. Doors leading off:



## LOUNGE

**4.86 x 4.07 (15'11" x 13'4")**

Feature 'LPG' fireplace with granite effect surround and hearth. Twin uPVC double glazed windows to front elevation, central heating radiator and television and telephone points.



#### BEDROOM FOUR

**2.88 x 2.63 (9'5" x 8'8")**

UPVC double glazed French doors to rear elevation leading to 'Juliet' balcony giving views over the garden and courtyard area. Wood effect flooring and central heating radiator.



#### FAMILY BATHROOM

**2.42 x 1.88 (7'11" x 6'2")**

White panel bath with chrome mixer tap and shower over. The bath and shower area is tiled to ceiling height. White 'Roca' low flush w.c with chrome fittings and white 'Roca' pedestal wash hand basin with chrome mixer tap over, uPVC double glazed frosted window to rear elevation, central heating radiator and extractor fan.



#### SECOND FLOOR ACCOMMODATION

##### LANDING.

Further balustrade and turned spindles. Doors leading off:

##### MASTER BEDROOM

**4.85 x 3.33 (15'11" x 10'11")**

UPVC double glazed window to rear elevation, key pad for intruder alarm, central heating radiator, television and telephone points. Door leading into en-suite.



##### EN-SUITE

**2.35 x 1.17 (7'9" x 3'10")**

Double shower cubicle with chrome trimmed sliding door and chrome shower over with extractor. White low flush w.c with chrome fittings and white pedestal hand wash basin with chrome fittings set into a white high glass vanity unit with chrome sections and chrome 'T' bar handles. The en-suite is tiled to all walls to ceiling height. Chrome heated towel rail.



##### BEDROOM TWO

**4.0 x 2.64 (13'1" x 8'8")**

Doors leading to overstairs storage cupboard providing storage and shelving space. UPVC double glazed window to front elevation, loft access, central heating radiator, television and telephone points.



##### BEDROOM THREE

**2.98 x 2.10 (9'9" x 6'11")**

UPVC double glazed window to front elevation

##### EXTERIOR

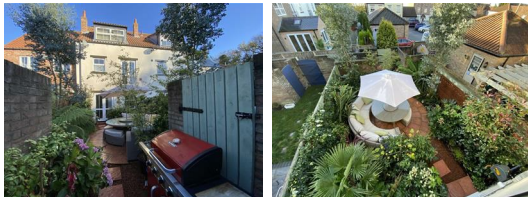


## FRONT

Timber storm porch with brick pillars. Outside lamp, outside tap, electric point and halogen floodlight with PIR sensor. Stoned flagged pathway leading through the front garden which is split into two sections with barked herbaceous planted borders and brick edging. The garden is fully enclosed with timber picket style fencing. Timber pedestrian access gate giving access to further shared flagged pathway leading to the pedestrian footpath and to the rear of the property.

## REAR

Outside light, outside tap. Stepping stone style pathway with stoned borders leading to the central circular style patio area. The garden is fully enclosed with brick and block wall. Mature established herbaceous borders, trees and shrubs. Timber pedestrian access gate giving access to brick storage area. The pathway leads to the bottom of the garden to a timber pedestrian access gate giving access to the service and parking area. Shared tarmac driveway. Brick build garage with power and lighting and intruder system. Separate herringbone brick blocked driveway off street parking providing additional off street parking.



## DIRECTIONS

Leave our Selby office and proceed down Finkle Street and onto Micklegate. At the end of Micklegate turn right onto Water Lane, at the traffic lights turn right onto The Crescent, at the next set of lights turn left onto Park Street. Follow the road out of Selby and continue straight ahead at the next two roundabouts. After half a mile turn left onto Barlow Common Road and follow this road into Barlow, the road will merge into Park Road, then will merge into Park Lane. The property is on the right and located slightly off the main road down an alley.

## 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

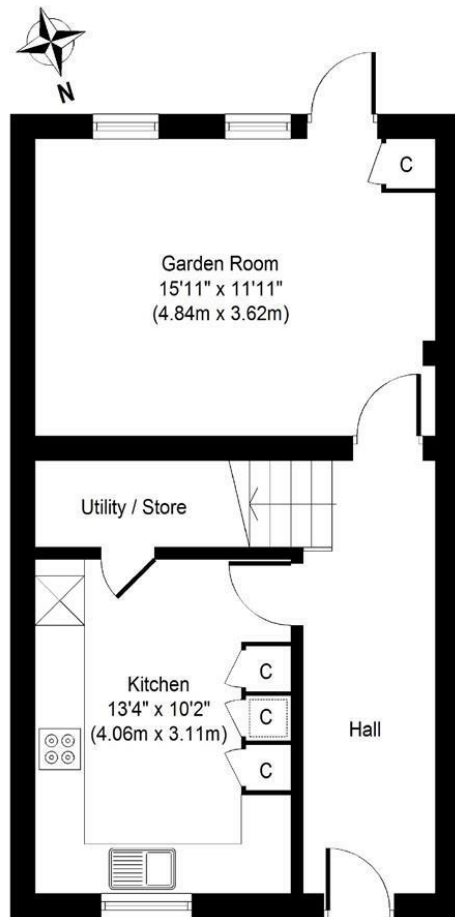
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## ARRANGING A VIEWING

Strictly by appointment with the sole agents.

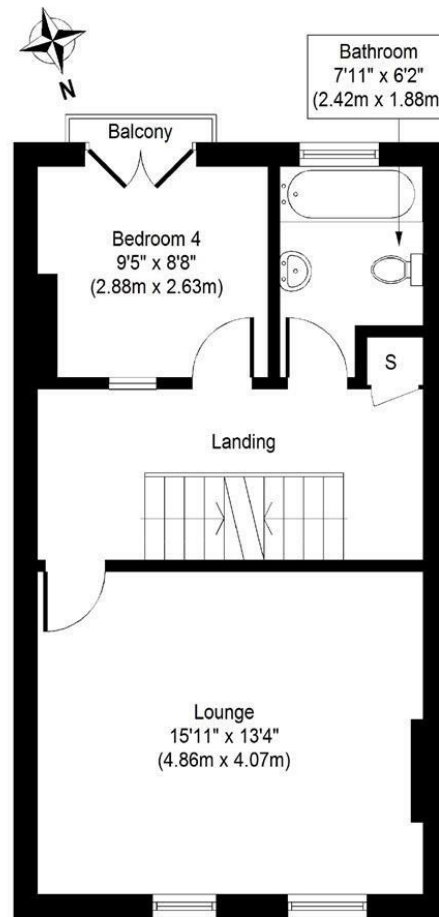
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
Approximate Floor Area  
478 Sq. ft.  
(44.4 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.

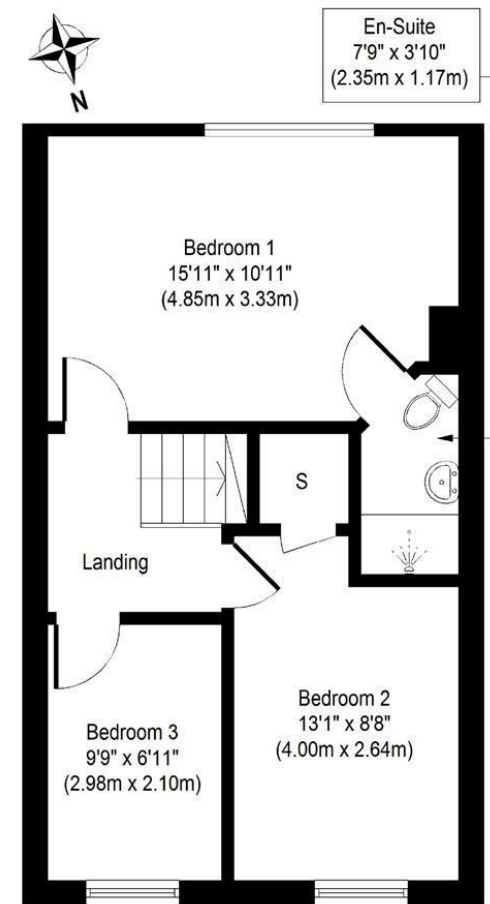
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**First Floor**  
Approximate Floor Area  
478 Sq. ft.  
(44.4 Sq. m.)

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**Second Floor**  
Approximate Floor Area  
456 Sq. ft.  
(42.4 Sq. m.)

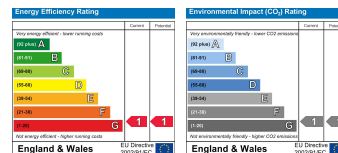
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