

# Park Row



**Laburnum Grove, Stillingfleet, York, YO19 6SL**

**Offers Over £180,000**



**\*\* READY FOR MODERNISATION \*\* VILLAGE LOCATION \*\*** Situated in the village of Stillingfleet, this semi-detached property briefly comprises: Hall, Lounge, Kitchen, Dining Room/Bedroom, Utility and Ground Floor w.c. To the First Floor are three further bedrooms and Family Bathroom. Externally, the property benefits from off-street parking and laid to lawn rear garden. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**









## PROPERTY SUMMARY

Nestled in the picturesque village of Stillingfleet, semi-detached home presents an exciting opportunity for modernisation. Offering excellent potential for first-time buyers, investors, or growing families. The property features two generous reception rooms, one of which can be used as a fourth bedroom. There is a separate kitchen, providing a versatile layout with scope to update and personalise. Upstairs, you'll find three well-proportioned bedrooms along with a family bathroom, ideal for comfortable everyday living. Externally, the property boasts a substantial rear garden, perfect for outdoor entertaining or future extension (subject to planning permission), along with the added benefit of off-street parking. Early viewing is highly recommended.

## GROUND FLOOR ACCOMMODATION

### Hall

8'11" x 5'6" (2.74m x 1.70m)

### Lounge

16'5" x 11'5" (5.02m x 3.48m)

### Dining Room

10'11" x 9'11" (3.35m x 3.03m)

### Kitchen

11'8" x 6'11" (3.56m x 2.12m)

### Utility

6'1" x 5'11" (1.86m x 1.82m)

### Ground Floor w.c.

4'7" x 3'6" (1.42m x 1.07m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'3" x 11'0" (3.74m x 3.36m)

### Bedroom Two

11'5" x 8'11" (3.48m x 2.74m)

### Bedroom Three

10'3" x 7'0" (3.14m x 2.14m)

### Bathroom

7'4" x 5'7" (2.26m x 1.72m)

## EXTERIOR

### Front

Off-Street parking, predominantly laid to lawn with hedge boarders and pathway leading to entrance door.

### Rear

Predominantly laid to lawn rear garden with outbuildings.

## DIRECTIONS

Follow the A19 from Selby towards York, take a left turn onto Cawood Road. Follow the road until you take a right onto Church Hill and then finally left onto Laburnum Grove. The property will be clearly identified by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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: Mains

Water: Mains

Broadband: Ultrafast

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.

## HEATING & 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.


## 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.

## 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.

## **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:


GOOLE - 01405 761199

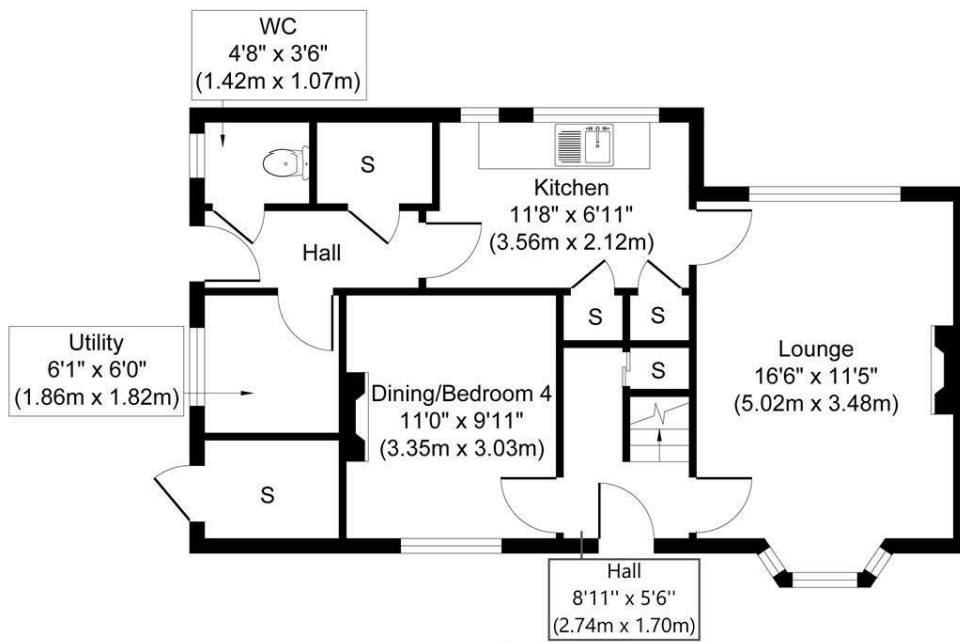
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

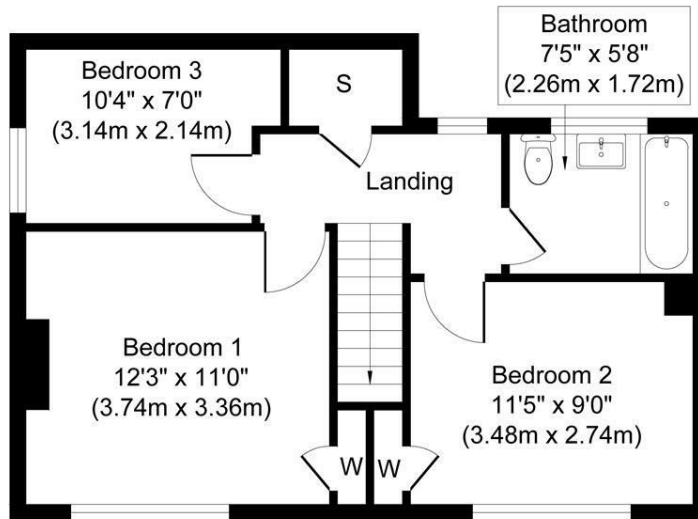




**Ground Floor**  
**Approximate Floor Area**  
**578 sq. ft**  
**(53.66 sq. m)**

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**  
**455 sq. ft**  
**(42.30 sq. m)**

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