

# Park Row



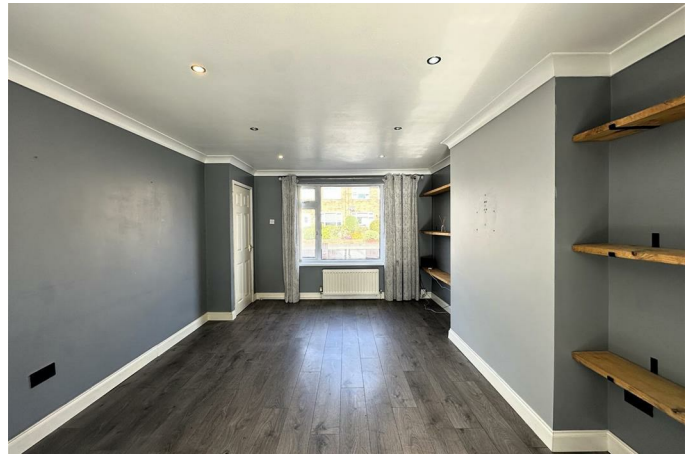
**Croft Road, Camblesforth, Selby, YO8 8JS**

**Offers Over £200,000**



**\*\*EXTENDED\*\*NO UPWARD CHAIN\*\***Situated in Camblesforth, this Semi-Detached Family Home briefly comprises: Entrance Hall, Lounge, Kitchen Diner, Utility Room. To the First Floor are four bedrooms and Family Bathroom. Externally, the property has an enclosed rear garden with off street parking to the front. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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'.**













## PROPERTY OVERVIEW

Situated in the popular village of Camblesforth, this well-presented four bedroom, semi-detached home offers comfortable and versatile living accommodation ideal for families or first-time buyers. Upon entering, you are welcomed by a hallway leading to a bright and airy lounge, and a modern dining kitchen perfect for family meals or entertaining. As well as a utility room for additional storage. The first floor offers four well-proportioned bedrooms and a contemporary family bathroom, providing ample space for family life or guests. To the rear, a private garden, low maintenance, ideal spot for relaxing or outdoor dining. The property also benefits from off-street parking to the front. This attractive home combines a peaceful village setting with excellent accessibility, making it a must-see for those looking to enjoy both comfort and convenience.

## GROUND FLOOR ACCOMMODATION

### Lounge

14'10" x 11'9" (4.53m x 3.59m)

### Kitchen

15'0" x 10'0" (4.59m x 3.07m )

### Utility Room

15'2" x 8'2" (4.64m x 2.50m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'8" x 9'0" (4.19m x 2.76m)

### Bedroom Two

11'3" x 9'0" (3.44m x 2.75 )

### Bedroom Three

9'4" x 5'8" (2.85m x 1.74m)

### Bedroom Four

15'2" x 8'2" (4.63m x 2.49m )

### Bathroom

5'8" x 6'6" (1.74m x 2.00m)

## EXTERIOR

### Front

Ample off street parking.

### Rear

Fully enclosed low maintenance rear garden,

## DIRECTIONS

On leaving the Selby office turn left onto Market Place & head towards Selby Abbey. At the traffic lights take a right hand turning onto the A1041 Bawtry Road signposted to Camblesforth. Go straight over at the roundabout and

continue forward signposted Camblesforth/Carlton. On entering Camblesforth proceed along the road until reaching the roundabout, take the 1st exit and then the 1st left onto Croft Road, where the property can be clearly identified by the Park Row Properties 'For Sale' Board.

## 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.

## 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: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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.

## VIEWING'S.


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.

## MAKING AN OFFER...

In order to comply with the Estate Agents (Undesirable Practices) 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.

### **MEASUREMENT'S.**

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 HOUR'S.**

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

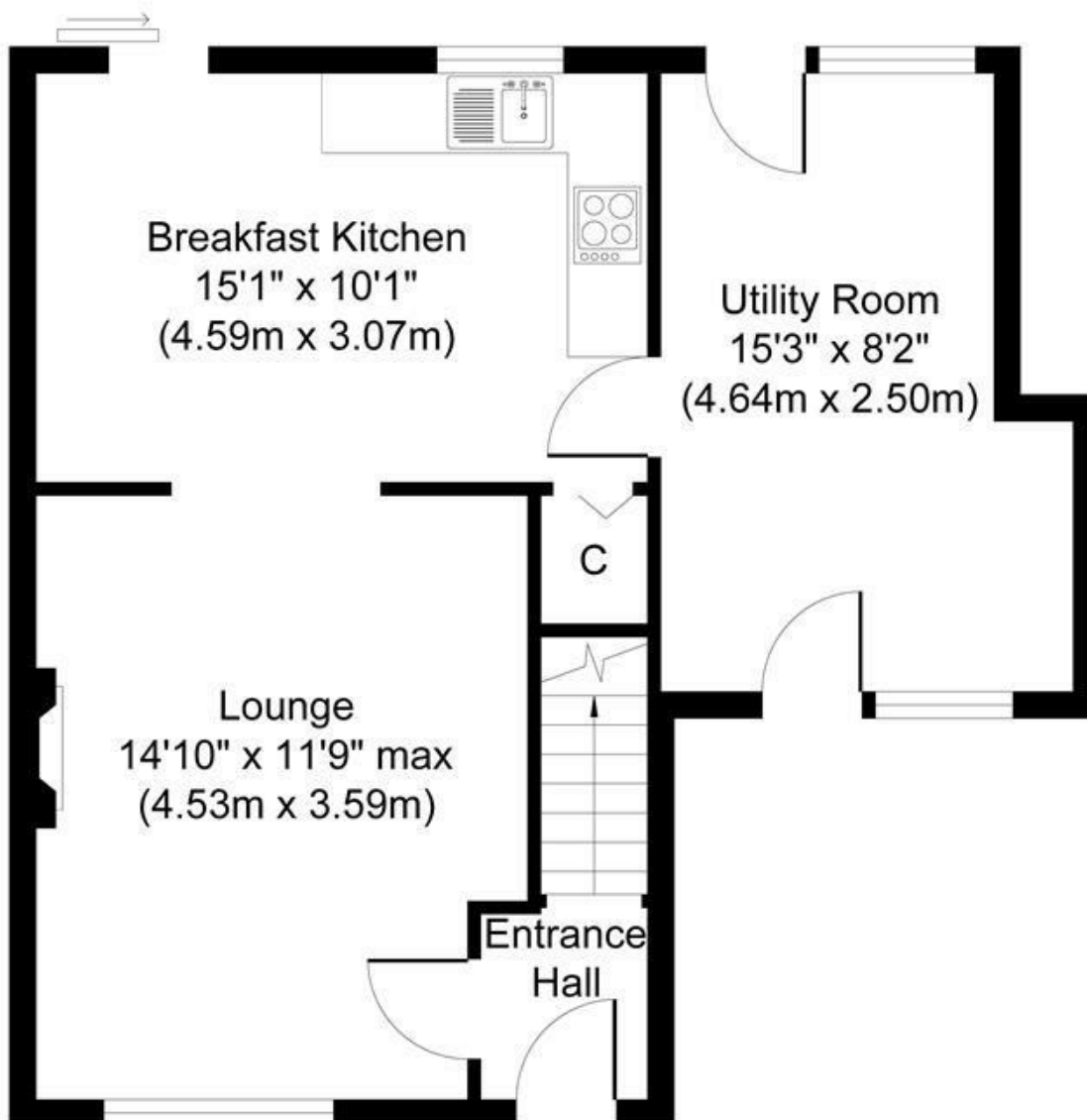
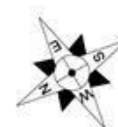
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

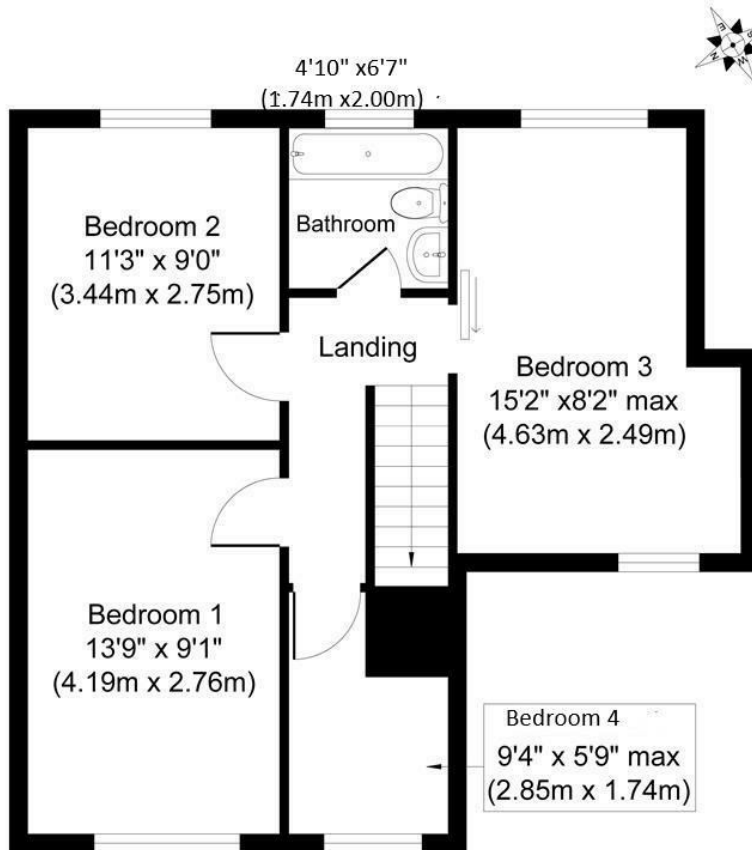




**Ground Floor**  
**Approximate Floor Area**  
**523 sq. ft**  
**(48.60 sq. m)**

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**  
**523 sq. ft**  
**(48.60 sq. m)**

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**W** www.parkrow.co.uk

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 selby@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-95 <b>A</b>		92-95 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
All energy efficient - higher ranking costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC