

# Park Row



**Back Lane, Hemingbrough, Selby, YO8 6QP**

**Offers Over £325,000**



**\*\* SOUTH EAST FACING REAR GARDEN \*\* AMPLE PARKING \*\*** Situated in the village of Hemingbrough, this detached family home briefly comprises: Hall, Kitchen, Rear Hall, Utility, Lounge, Dining Room, Family Room and Study/Bedroom Five. To the First Floor are four bedrooms and Bathroom. Externally, the property has parking to the front and an enclosed garden with gazebo/shelter to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND STYLE OF THIS BEAUTIFUL FAMILY HOME. 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

Composite panel effect door with top section having three double glazed frosted panels to the side elevation leading into:

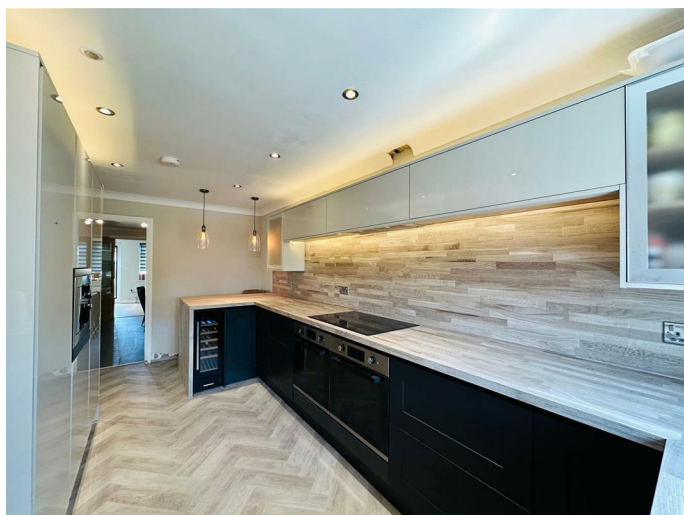
### Hall

10'7" x 4'1" (3.25m x 1.27m)

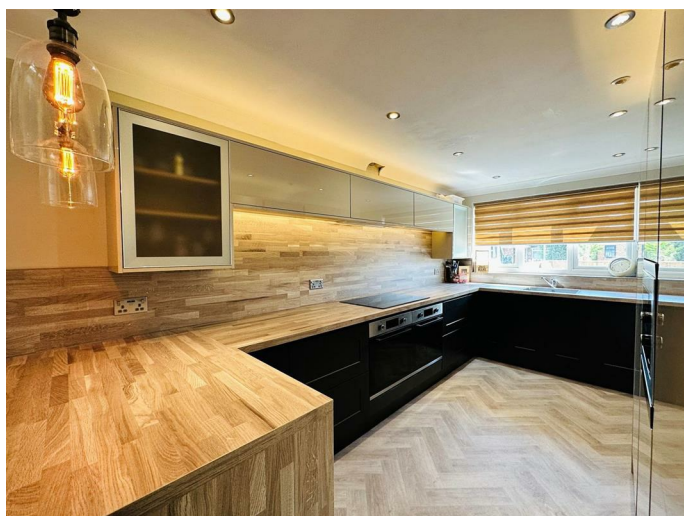
Doors leading off.

### Kitchen

17'6" x 13'0" (5.34m x 3.98m)



Range of grey and charcoal base, wall and larder units. Single bowl stainless steel sink with chrome mixer tap over set into wood effect laminate work surface. Integrated appliances include: twin electric ovens, five ring ceramic electric hob with electric extractor fan over benefitting from downlighting, microwave, fridge, dishwasher and wine chiller. Breakfast bar area. UPVC double glazed window to the front elevation and wood effect flooring. Aperture into understairs storage area and doors leading off.

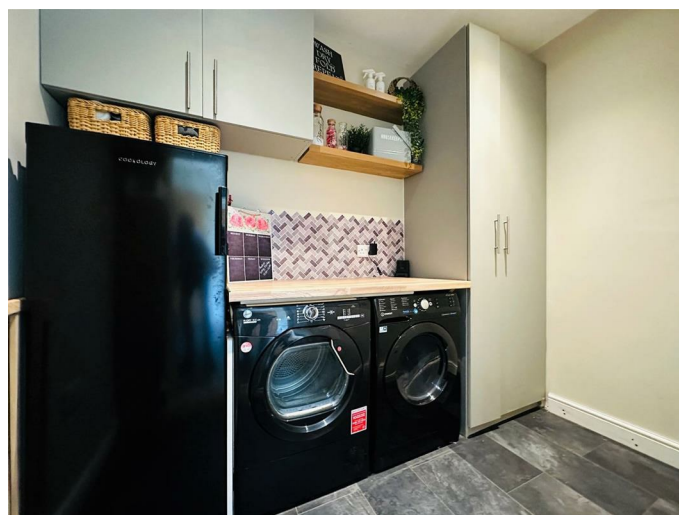


### Rear Hall

UPVC door with top section having double glazed frosted glass to the side elevation. Aperture flowing through into:

### Utility

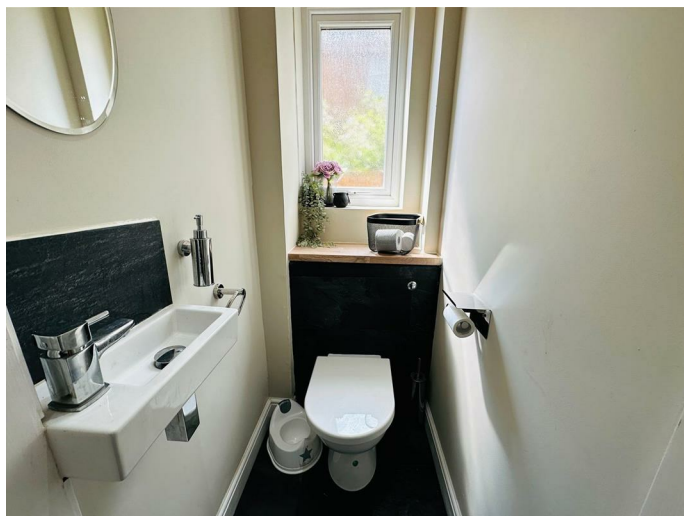
8'6" x 5'1" (2.60m x 1.55m )



Range of grey fronted wall and larder units with brushed chrome 'T' bar handles. Wood effect laminate work surface with splashback. Plumbing for washing machine and tiled effect flooring.

### Groundfloor w.c

4'3" x 2'10" (1.30m x 0.87m)



White low flush w.c with concealed cistern and chrome controls. Wall mounted wash hand basin with chrome waist and mixer tap. UPVC double glazed frosted window to the side elevation and tiled effect flooring.

### Lounge

13'10" x 12'2" (4.24m x 3.71m )

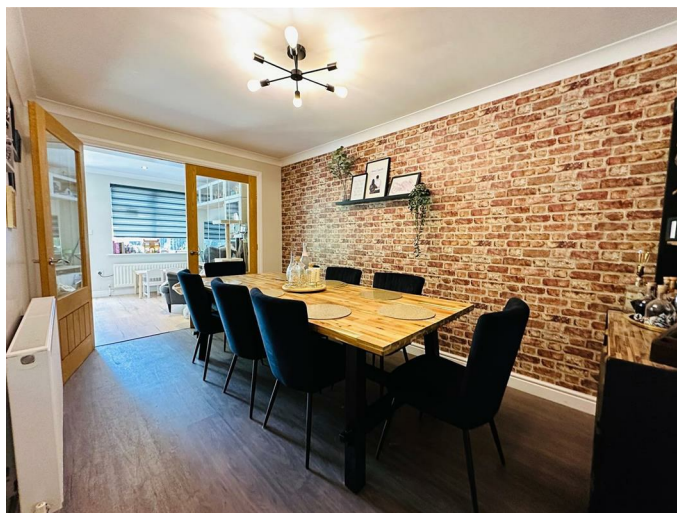


Multi fuel burner with brick back, stone hearth and timber mantel. Television and telephone points. Double oak doors with single glazed glass panels leading into Family Room.



### Dining Room

13'10" x 8'6" (4.24m x 2.61m)



Central heating radiator and wood effect flooring. Double oak doors with single glazed panels leading into:

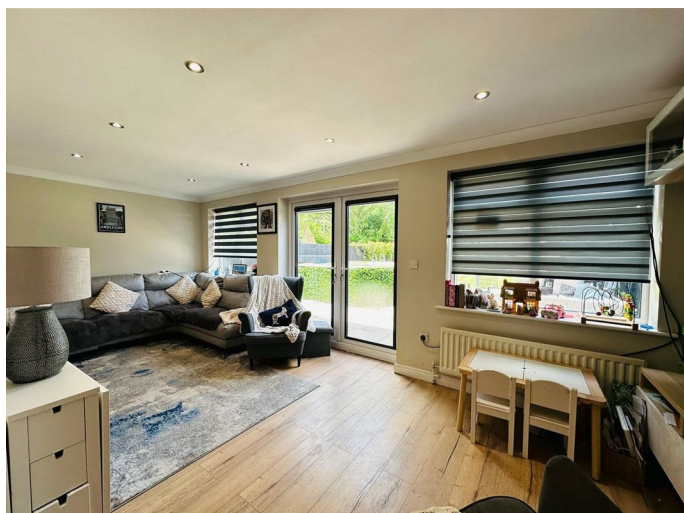


### Family Room

20'11" x 10'7" (6.40m x 3.25m)



UPVC double glazed patio doors and uPVC double glazed windows to the rear elevation. Central heating radiator and wood effect flooring.



### Bedroom Five/Study

9'8" x 8'6" max (2.97m x 2.61m max )



UPVC double glazed French doors to the front elevation flanked by uPVC double glazed full length units. Tiled effect flooring.



## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and storage cupboards; one being 1.83m x 1.59m.



### Bedroom One

13'11" x 12'2" (4.25m x 3.72m )



UPVC double glazed window to the rear elevation, central heating radiator and telephone point.

### Bedroom Three

13'11" x 8'7" (4.25m x 2.62m )



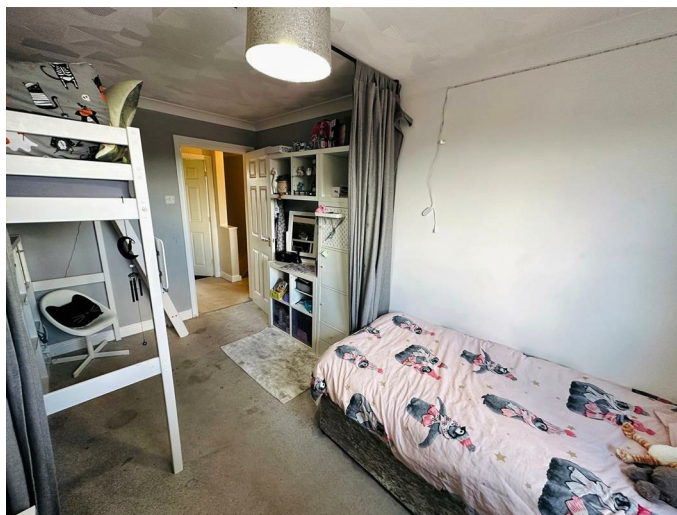
UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Two

12'11" x 11'10" (3.94m x 3.61m )



UPVC double glazed window to the front elevation and central heating radiator.





### Bedroom Four

9'10" x 8'10" (3.02m x 2.71m)



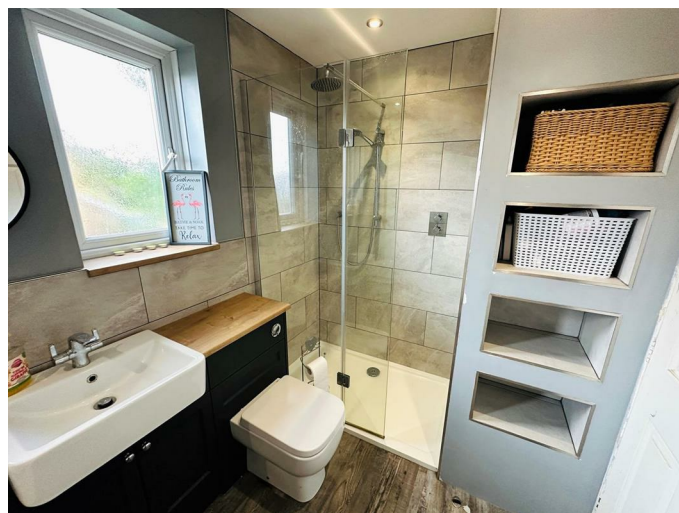
UPVC double glazed window to the front elevation and central heating radiator.

### Bathroom

9'10" x 6'2" (3.02m x 1.89m)



White bath chrome mixer tap over and tiled splashback. Separate walk-in shower cubicle with chrome shower, further fixed head shower, inset controls and is tiled to ceiling height. White 'Rak' low flush w.c with concealed cistern and chrome fittings. White wash hand basin with chrome mixer tap over set into vanity unit with chrome handles. The rest of the room is tiled to mid height. Inset shelving to wall, heated towel rail, wood effect flooring and extractor fan. Twin uPVC double glazed frosted windows to the side elevation.



### EXTERIOR- Front



Outside light and flagged pathway leading away from the property with decorative stone edgings. Brick blocked driveway with further flagged hardstanding. Timber pedestrian access gate giving access into storage area. Boundaries defined by timber fencing and hedging.





## Rear



Indian stone flagged patio area with metal gazebo/shelter and outside lamps. The garden is laid to lawn with crushed slate edges and boundaries defined by timber fencing.



To the bottom of the garden is a further flagged hardstanding. Timber pedestrian access gate giving access onto side of the property. Outside hot and cold water tap.



## Directions

On leaving Selby take the A19, take the right hand turn signposted A63 towards Hemingbrough. On entering Hemingbrough take the second right hand turn into the village onto Water Lane, then turn left. The property can be clearly identified by a Park Row 'For Sale' board.

## Tenure: Freehold

## Local Authority: North Yorkshire Council

Band: D

## 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

Please note: The Local Authority, Tax Banding and Tenure 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.

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

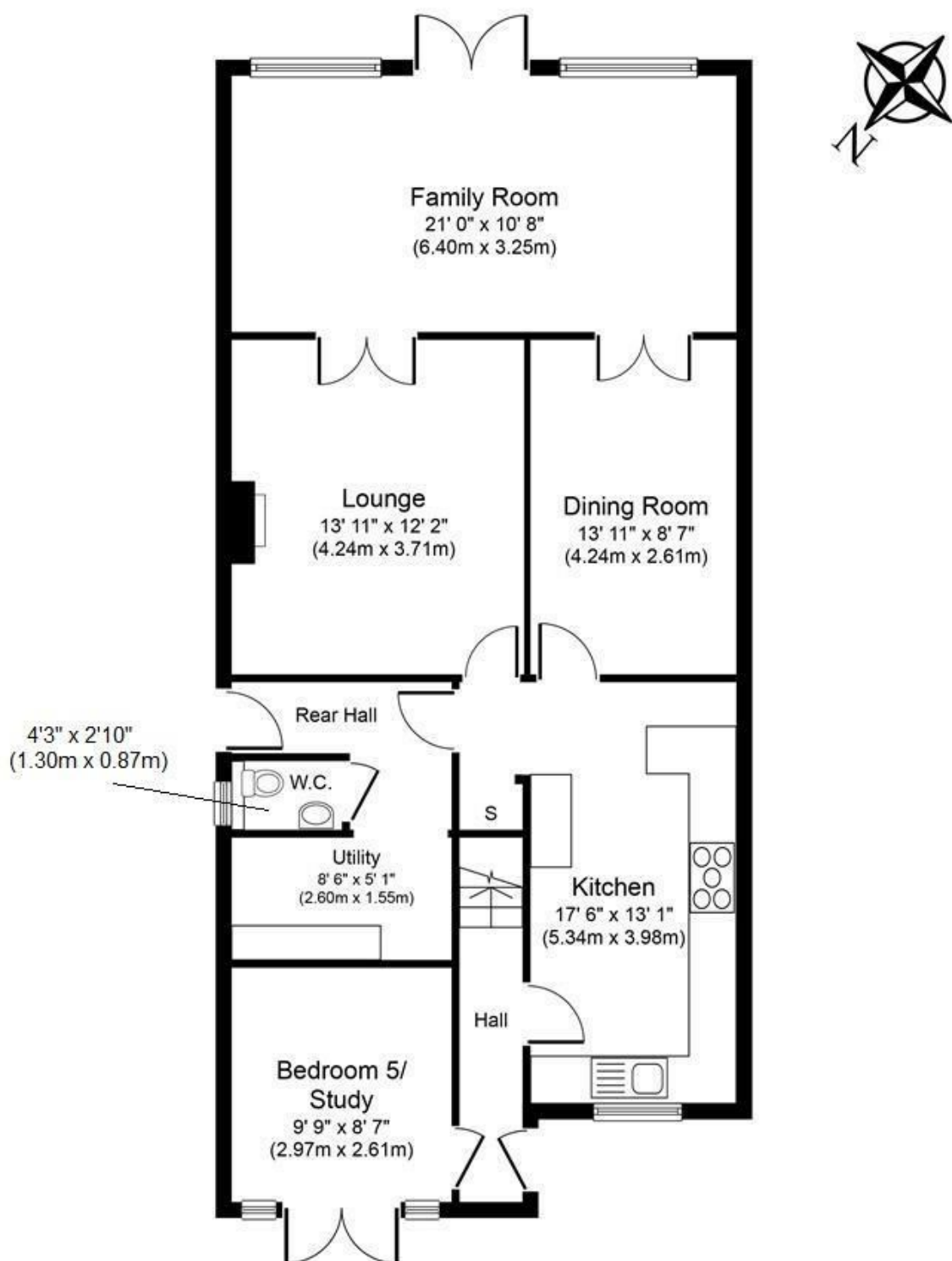
CASTLEFORD - 01977 558480

## VIEWINGS

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.

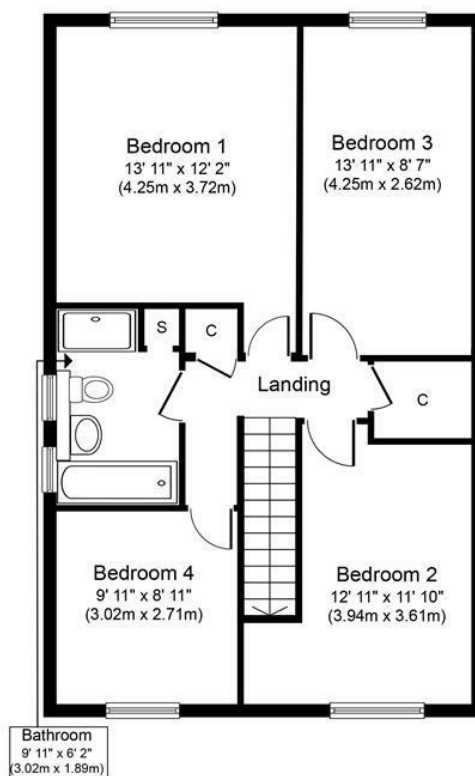




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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**  
**719 sq. ft.**  
**(66.8 sq. m.)**

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