

# Park Row

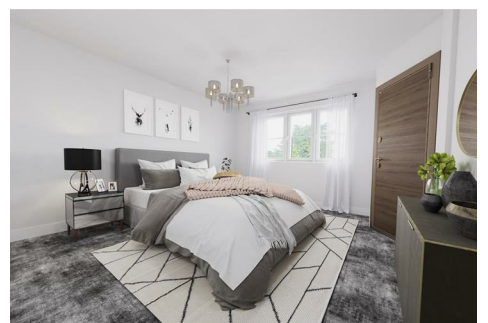


**Hull Road, Osgodby, Selby, YO8 5HG**

**Offers Over £300,000**



**\*\* SMALL EXECUTIVE DEVELOPMENT \*\* BRAND NEW HOME \*\* HIGH SPECIFICATION \*\* KITCHEN DINER \*\* UTILITY \*\* EN-SUITE \*\* SOUTH FACING REAR GARDEN \*\*** This brand new development consists of nine homes and is located in the sought after village of Osgodby having excellent access to town of Selby and City of York and all associated amenities. The property briefly comprises: entrance hallway, ground floor w.c, lounge, kitchen diner and utility. To the first floor are four bedrooms, en-suite to the master bedroom and family bathroom. Externally there is the south facing rear garden, front garden and off street parking for two vehicles. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE 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 door with three double glazed frosted panels to front elevation.

### Hallway

5'6" x 4'7" (1.70m x 1.40m)

UPVC double glazed frosted unit to the side of the door and UPVC double glazed window to the front elevation. Stairs leading to first floor accommodation with balustrade and spindles. Understairs storage cupboard, central heating radiator and doors leading off.

### Ground Floor w.c

5'10" x 3'4" (1.80m x 1.02m)

UPVC double glazed frosted window to the front elevation. White low flush w.c with chrome fittings and white wash hand basin set into vanity unit with chrome taps over and tiled splashback. Central heating radiator.

### Lounge

19'4" x 10'9" (5.91m x 3.29m)



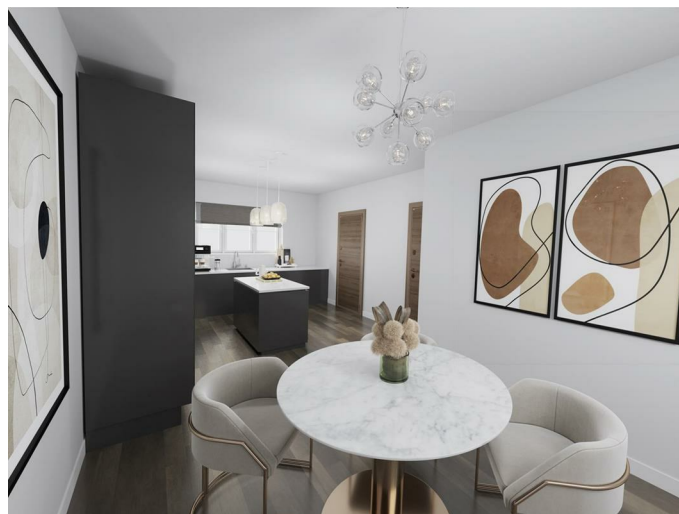
\*Please refer to the agents notes regarding images. UPVC double glazed window to the front elevation and bi-folding doors to the rear elevation leading onto south facing garden. Central heating radiator and television point.

### Kitchen Diner

21'7" x 11'11" (6.60m x 3.65m)



\*Please refer to the agents notes regarding images. To be fitted with range of base and wall units in a sleek handleless design. One and a half bowl sink and drainer with mixer tap over set into square edge laminate work surface. Choice of five ring induction or gas hob with extractor fan over benefitting from downlighting. Other integrated appliances will include: built in electric double oven, fridge-freezer and dishwasher. UPVC windows to both front and rear elevations, central heating radiator and door leading into:



### Utility

6'5" x 6'3" (1.96m x 1.91m)

Composite door with top section having double glazed panel to rear elevation. One and half bowl sink and drainer with mixer tap over set into square edge laminate work surface. Plumbing for washing machine and central heating radiator.

## FIRST FLOOR ACCOMMODATION



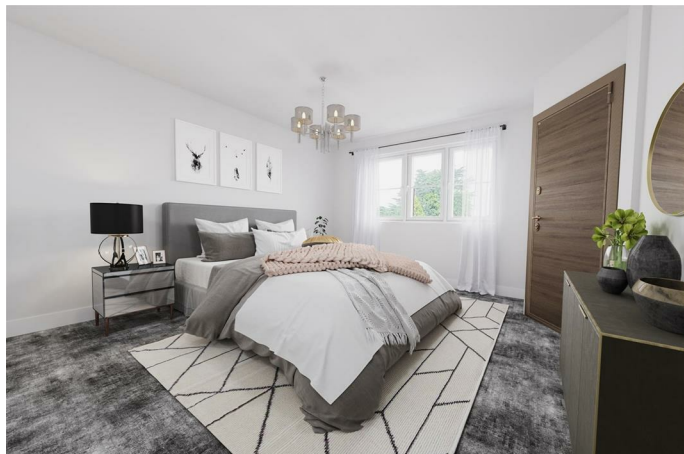
## Landing

9'5" x 5'11" (2.89m x 1.82m)

Galleried landing with balustrade and spindles. UPVC double glazed window to the rear elevation, over stairs storage cupboard, loft access and central heating radiator. Doors leading off:

## Bedroom One

12'5" x 11'1" (3.80m x 3.40m)



\*Please refer to the agents notes regarding images.  
UPVC double glazed window to the front elevation, central heating radiator and television points. Door leading into:

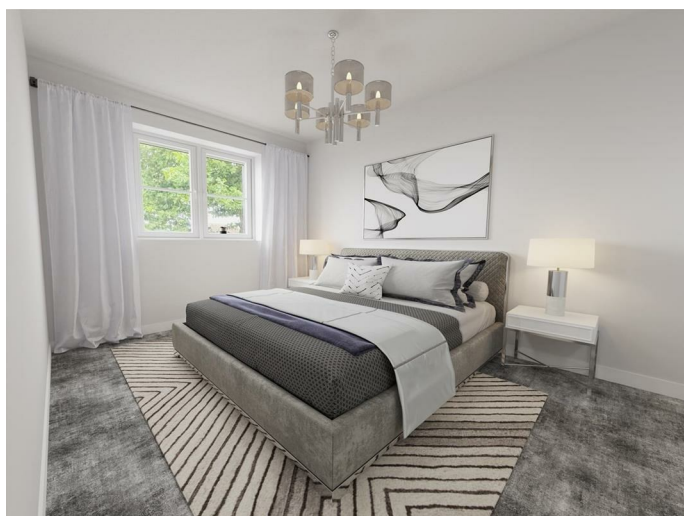
## En-suite

4'3" x 2'11" (1.30m x 0.90m)

Shower cubicle with fitted chrome shower over and glass shower screen. White low flush w.c with chrome fittings and matching pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail. The en-suite is tiled to ceiling height.

## Bedroom Two

12'5" x 12'1" (3.80m x 3.70m)



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

## Bedroom Three

12'1" x 8'10" (3.70m x 2.70m)

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

## Bedroom Four

7'8" x 7'0" (2.35m x 2.14m)

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

## Bathroom

6'6" x 5'11" (2.00m x 1.81m)



\*Please refer to the agents notes regarding images.  
White panel bath with chrome mixer tap over, white low flush w.c with chrome fittings and matching pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail. UPVC double glazed frosted window to the front elevation.

## EXTERNAL

### Front



\*Please refer to the agents notes regarding images.

Stainless steel downlights to either side of the entrance door and storm porch over. Paved pathway leading from the entrance door to the side of the property. The garden is predominately laid to lawn and the boundaries are defined by hedging and timber fencing.

## Rear



Paved pathway along the back of the property with patio area. The south facing garden is laid to lawn and the boundaries are defined by timber fencing, concrete posts, gravel boards and brick wall. Timber pedestrian access gate giving access to a tarmac driveway providing off street parking for two vehicles.

## 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.

## MAKING A 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.

## AGENTS NOTE

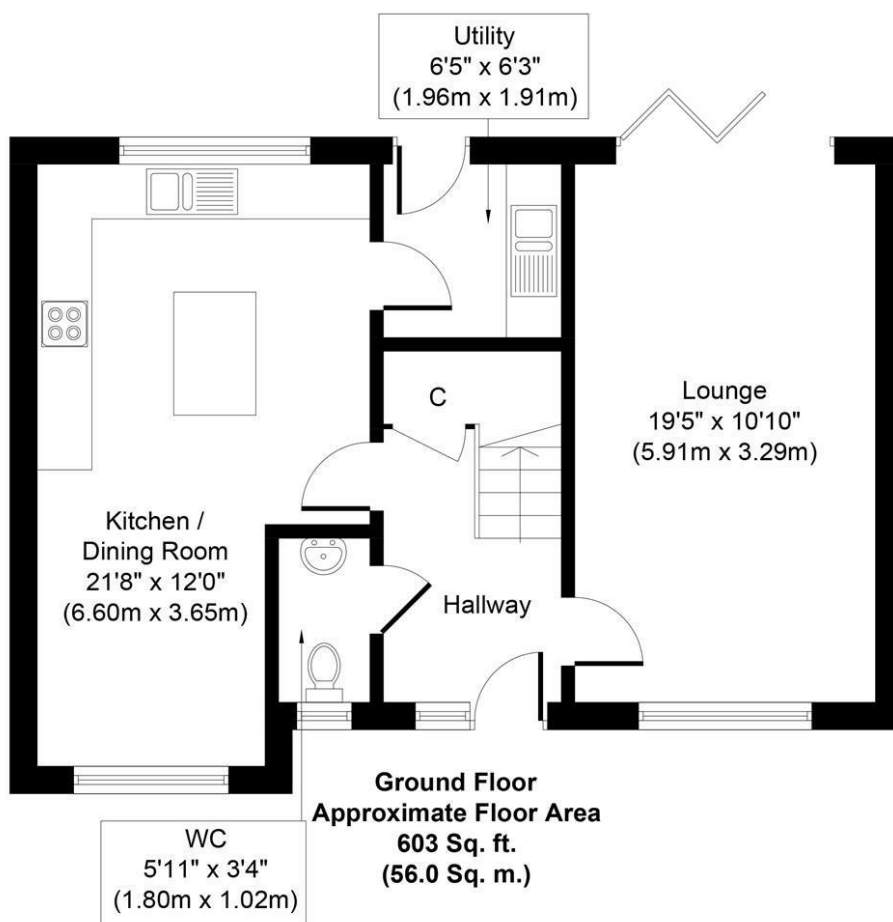
\*ALL INTERNAL IMAGES ARE COMPUTER GENERATED RENDERINGS. THIS IS DUE TO THE ONGOING CONSTRUCTIONAL DEVELOPMENT OF THE PROPERTY.

## TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council 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.

## TENURE

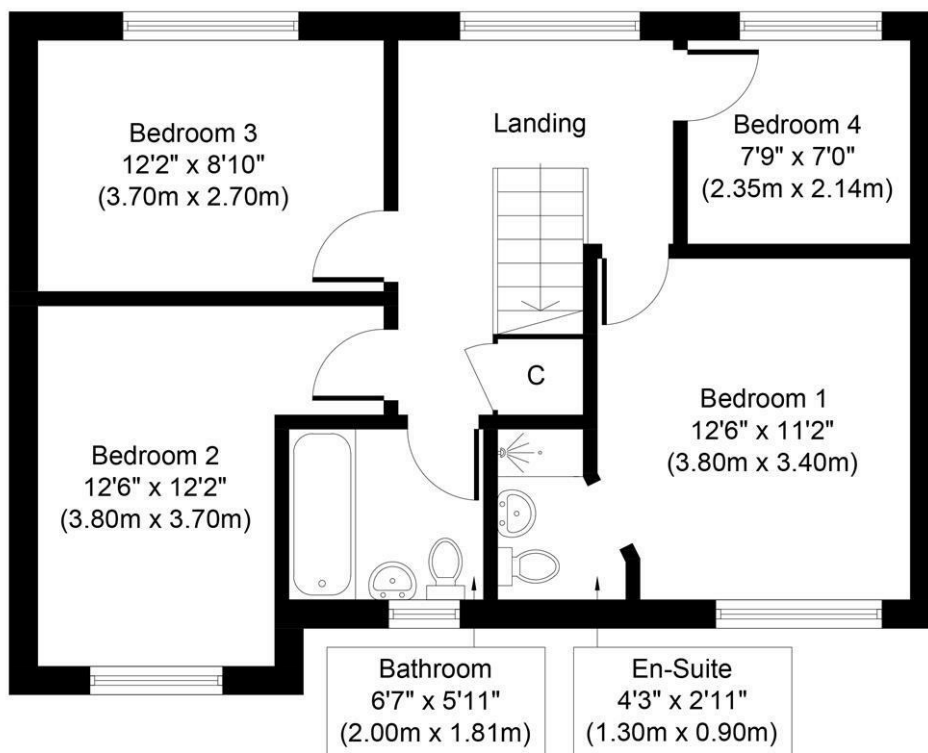
Freehold



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**  
**603 Sq. ft.**  
**(56.0 Sq. m.)**

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