

Park Row



Bull Lane, York, YO10 3EN

Offers Over £160,000



****CONVERTED IN EARLY 1900s **COURTYARD TO THE REAR**** Originally stables for dairy horses, this semi-detached cottage situated just approximately two miles from York City Centre comprises: lounge-diner and kitchen. To the first floor is one bedroom and bathroom. Externally is an enclosed courtyard. **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'**



GROUND FLOOR ACCOMMODATION

Entrance

UPVC door with double glazed frosted panels to the side elevation. Leading into:

Lounge-Diner

12'7" x 10'5" (3.86m x 3.19m)



UPVC double glazed window to the front elevation. Stairs leading to First Floor Accommodation. Exposed timber floorboards and central heating radiator. Aperture leading into:



Kitchen

9'11" x 4'9" (3.04m x 1.46m)



UPVC double glazed window to the rear elevation. White one and a half bowl sink and drainer with chrome mixer tap over inset into wood effect laminate work surface and tile. Integrated four ring electric hob. Plumbing for washing machine, central heating boiler, central heating radiator and wood effect laminate flooring.



FIRST FLOOR ACCOMMODATION

Landing

Timber doors leading off:

Bedroom One

14'0" x 8'1" (4.27m x 2.48m)



Bathroom

6'10" x 6'10" (2.10m x 2.09m)



UPVC double glazed window to front elevation. Fitted wardrobes with mirror front sliding doors. Further storage unit over stairs, loft access, wood effect flooring and central heating radiator.

White panel bath with chrome mixer tap including chrome

shower attachment over and white trimmed shower screen. White low flush w.c with chrome fittings and matching pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the front elevation. Storage cupboard, central heating radiator and tile effect flooring. Behind the suite is tiled to ceiling height.

EXTERIOR

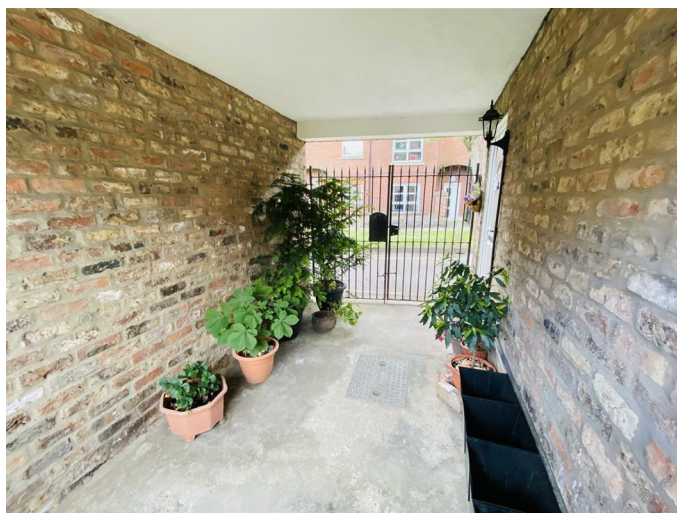
Front



Wrought iron gates giving pedestrian and potential vehicular access. Leading into:



Side



Sheltered area for a small car or motorbike. Outside light, timber door leading to:

Rear



Flagged courtyard area with brick wall boundary. Outside light and tap. Shared access with neighbour.



Agents Note

The neighbours have access through the rear courtyard to take their bins out.

DIRECTIONS

A19 from the South - At the A64 Fulford Interchange, take the third exit to continue on the A19 towards York and continue on Selby Road which in turn changes into Fulford Road. After approximately 1.5 miles, turn right onto Cemetery Road, then right onto Barbican Road/Paragon Street/A1036. Turn right onto Lawrence Street and the left onto Bull Lane.

TENURE

Freehold

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.

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

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.

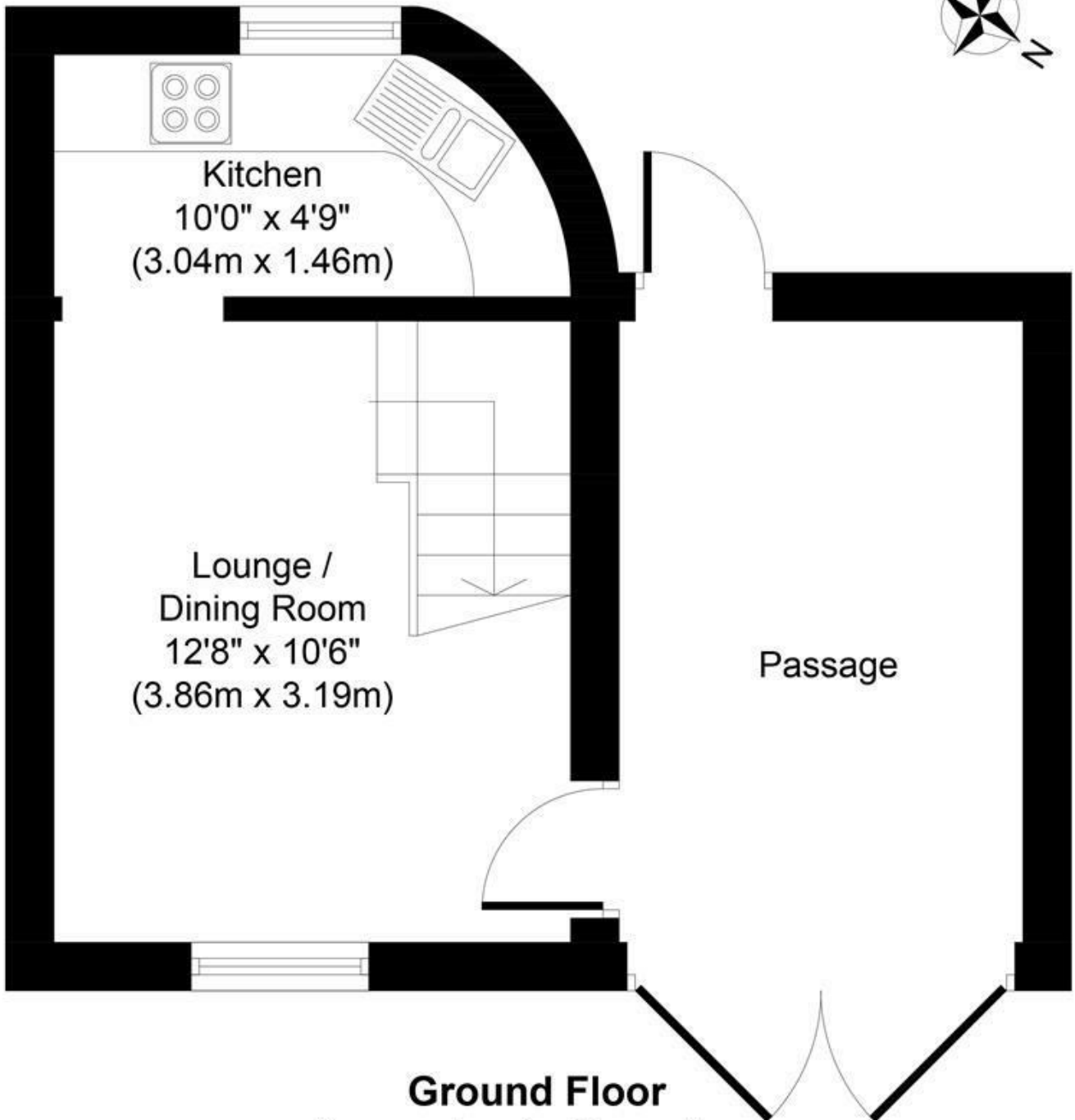
MAKING AN OFFER

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.

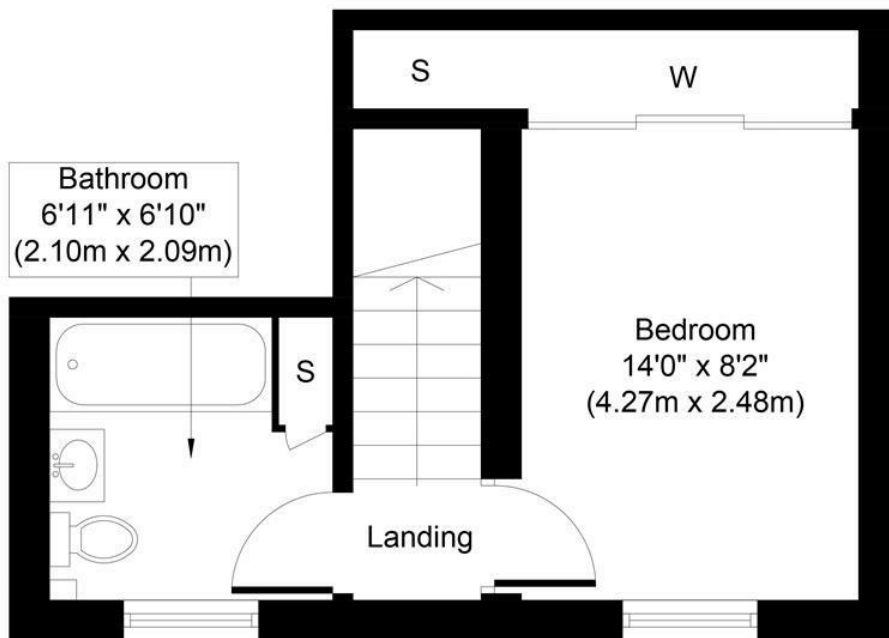
To arrange a no obligation appointment please contact your local office.



**Ground Floor
Approximate Floor Area
(Excluding Passage)
185 Sq. ft.
(17.2 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
223 Sq. ft.
(20.7 Sq. m.)

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