

# Park Row



## The Cloisters, Hemingbrough, YO8 6QR

Asking Price £200,000



**\*\* AMPLE PARKING\*\*VILLAGE LOCATION\*\*** Situated in the village of Hemingbrough, this semi detached property briefly comprises: Entrance Hall, Living Room, Kitchen and ground floor W.C. To the First floor are two Bedrooms and a family Bathroom. Externally, the property has a garden to the front, side and rear enclosed. **VIEWING IS 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 OVERVIEW

Nestled in the charming village of Hemingbrough, The Cloisters presents a beautifully presented two-bedroom semi-detached house that is sure to capture your heart. This delightful property boasts a welcoming lounge at the front, complete with a cosy log burner, perfect for those chilly evenings. The modern kitchen, located at the rear, is designed for both functionality and style, making it an ideal space for culinary enthusiasts.

On the ground floor, you will also find a convenient W.C. and a storage cupboard plumbed for a washing machine also providing ample space for your belongings. Ascending to the upper floor, you will discover two well-proportioned bedrooms. The modern family bathroom is thoughtfully designed, ensuring comfort and convenience for all.

One of the standout features of this property is the large garden to the side, which is predominantly lawn, providing a wonderful outdoor space for children to play. Additionally, the property offers parking for several cars, a rare find that adds to the overall appeal.

This home is perfect for families or individuals seeking a peaceful village lifestyle while still being within easy reach of local amenities. With its modern touches and inviting atmosphere, this semi-detached house is a fantastic opportunity not to be missed. Come and experience the charm of The Cloisters for yourself.

## GROUND FLOOR ACCOMMODATION

### Lounge

15'1" x 11'10" (4.62m x 3.63m)

### Kitchen

8'11" x 11'10" (2.72m x 3.62m)

### W.C

4'4" x 2'11" (1.34m x 0.89m)

### Store

3'7" x 2'11" (1.1m x 0.90m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

10'5" x 11'10" (3.18m x 3.63m)

### Bedroom Two

11'6" x 8'7" (3.51m x 2.64m)

### Bathroom

6'10" x 6'3" (2.10m x 1.91m)

## EXTERIOR

### Front

The front is mainly laid to lawn with shrubs and fencing.

### Rear

The rear and side of the property has ample lawn area and is fully fenced.

## DIRECTIONS

On leaving Selby take the A19, take the right hand turn signposted A63 towards Hemingbrough. On entering Hemingbrough turn right into the village from the A63. Water Lane is the second on the left. Turn left onto Back Lane and then turn left into The Cloisters The property can clearly be identified by our 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

Tax Banding: A

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.

## 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.

## 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

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

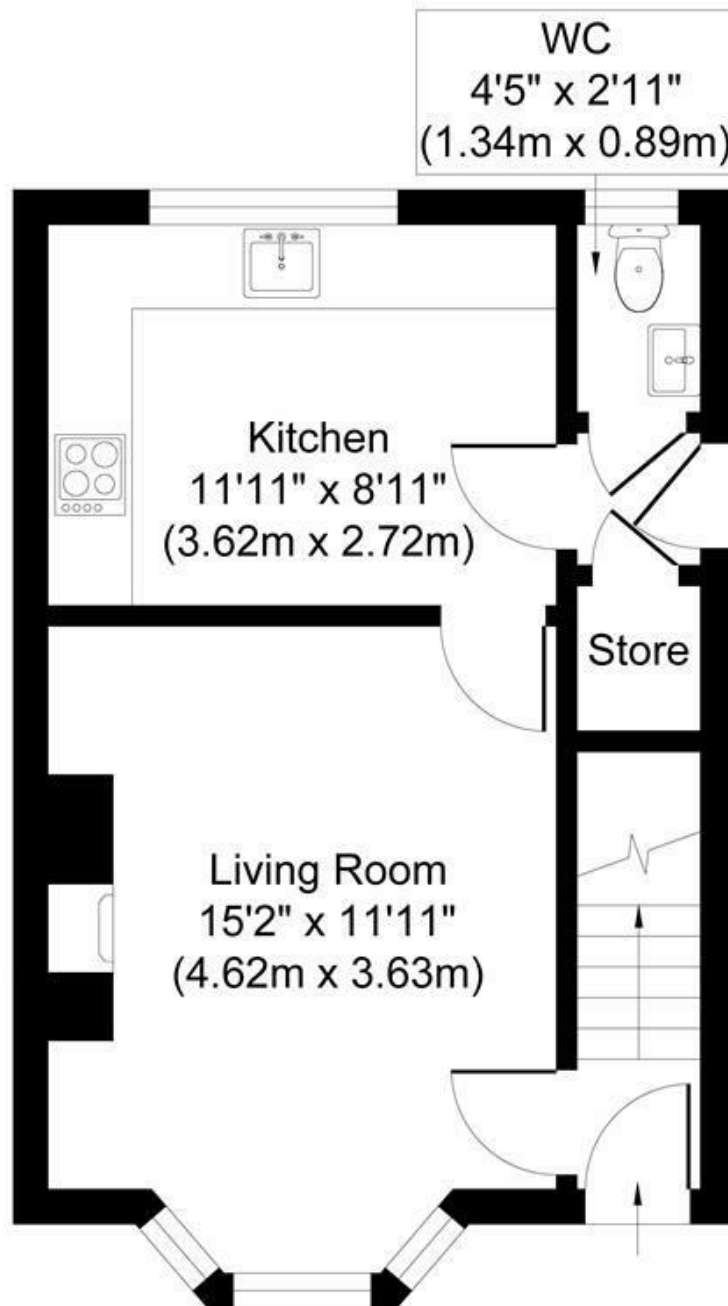
Mobile: 5G

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.

## 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.

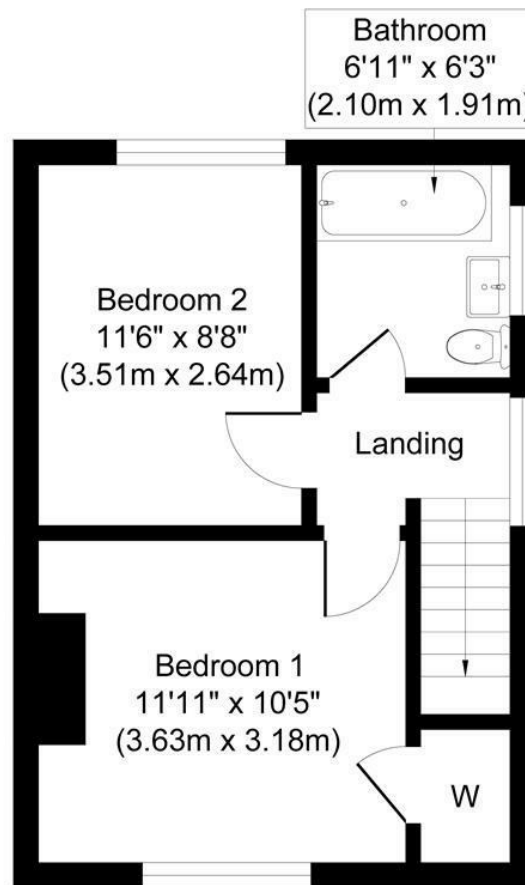


**Ground Floor**  
**Approximate Floor Area**  
**356 sq. ft**  
**(33.09 sq. m)**

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**  
**346 sq. ft**  
**(32.10 sq. m)**

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