

Park Row



Wistow Lordship, Selby, YO8 3RR

Offers Over £350,000



**** OFF STREET PARKING ** TRADITIONAL FEATURES ** RURAL LOCATION **** Situated in the sought after village of Wistow Lordship this characterful Semi-Detached property briefly comprises: Entrance, Dining Room, Lounge, Kitchen, Utility Room and Shower Room. To the First Floor Accommodation are two double Bedrooms and Family Bathroom. To the Second Floor Accommodation is a further double Bedroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS FAMILY HOME.**



Ground Floor Accommodation - Entrance

Hardwood timber door leading through into:

Dining Room

17'1" x 14'1" (5.22m x 4.30m)



Propane 'living flame' effect stove set into brick surround and hearth with inset stone mantel. UPVC double glazed window to the front elevation giving spectacular views over open countryside. Stairs leading to the First Floor Accommodation with handrail and under stairs storage cupboard. Beams to ceiling, quarry tiled flooring and traditional style central heating radiator. Apertures leading off.



Lounge

21'8" x 9'11" (6.61m x 3.03m)



Multifuel stove set into stone hearth with brick surround and

timber mantel. UPVC double glazed windows to the side and front elevation. Two double glazed 'Velux' skylight windows to the side elevation. Beams to ceiling, stone flooring, traditional style central heating radiator and television point.



Kitchen

11'3" x 11'2" (3.43m x 3.42m)



Range of white-fronted base and wall units with pewter dimplex handles. One and a half bowl sink and drainer with chrome mixer tap over, inset to a marble worksurface with brick tiled, bevelled edge splashback. Integrated electric extractor fan benefitting from downlighting. Beams to ceiling, inset timber mantel, quarry tiled flooring and traditional style central heating radiator. Doors leading to an in-built pantry and aperture leading through into:





Utility Room

9'1" x 6'5" (2.78m x 1.98m)



Timber worksurfaces, plumbing for washing machine and stone flooring. Double glazed 'Velux' skylight window to the side elevation. Composite panel effect, stable style door with top section having double glazed frosted panel to the rear elevation. Further 'Baton and Brace' timber door leading through into:

Shower Room

8'8" x 3'4" (2.66m x 1.02m)



Chrome trimmed shower unit with 'Stereo Steam' radio and telephone options housing chrome shower, body jets and seat. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over with mosaic tiled splashback, set into white high-gloss vanity unit with chrome 'T'-bar handles. UPVC double glazed frosted window to the rear elevation. Stone flooring, central heating radiator and extractor fan.

First Floor Accommodation - Landing



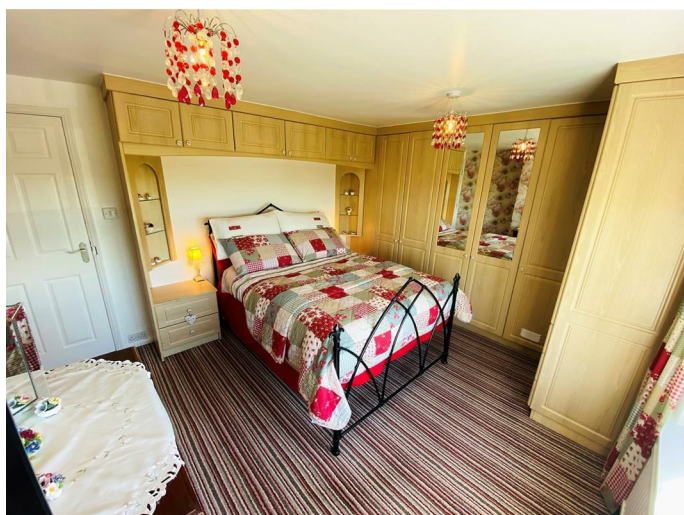
UPVC double glazed window to the rear elevation. Door and stairs leading to Second Floor Accommodation. Balustrade, turned spindles and further doors leading off.

Bedroom One

13'11" x 11'0" (max) (4.26m x 3.36m (max))



Range of maple effect fitted wardrobes with four glass fronts, two mirror fronts and white handles. UPVC double glazed window to the front elevation giving views over open countryside. Central heating radiator and television point.

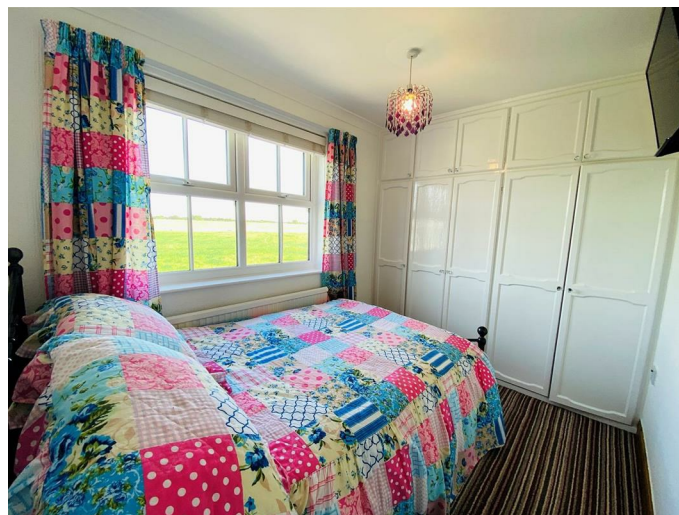


Views Over Open Countryside



Bedroom Three

10'8" x 10'6" (3.27m x 3.21m)



Range of fitted wardrobes with glass handles. UPVC double glazed window to the rear elevation giving views over open fields and central heating radiator.



Second Floor Accommodation - Bedroom Two
18'3" x 14'0" (5.58m x 4.27m)



Bathroom
5'9" x 5'4" (1.77m x 1.65m)



White panel bath with chrome mixer tap over, chrome shower attachment and water jet system. White low flush w.c with chrome fittings. White wall-mounted wash hand basin with chrome mixer tap over. The room is tiled on all walls to ceiling height. Wood flooring, central heating radiator and extractor fan.

Further balustrade, turned spindles and beams to ceiling. UPVC double glazed window to the side elevation. Eaves storage to both sides, central heating radiator and television point.



Views Over Open Fields



Exterior - Front



Porch with timber and tiled roof, timber posts and flagged flooring. Stoned section providing off street parking. Timber vehicular and pedestrian access gates. Outside electrical point and outside lamps.



Side



Further stoned pathway running along the side of the property. Laid to lawn garden section with brick blocked edging. Further Indian stone flagged pathway leading to the Rear.



Brick Built Bar
15'6" x 7'8" (4.74m x 2.34m)

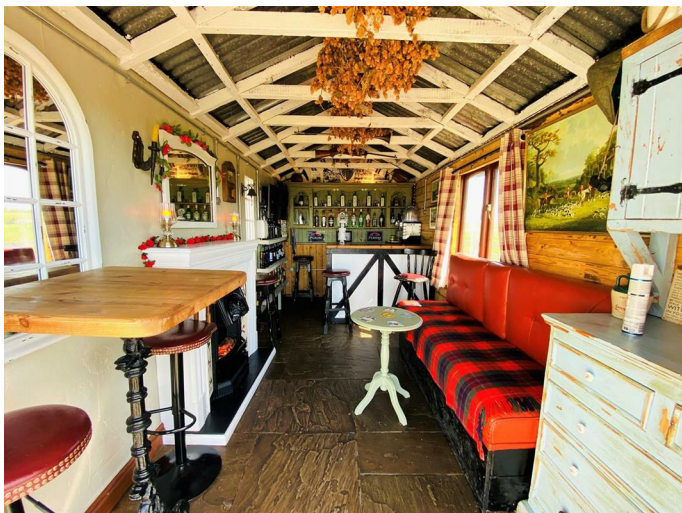


Rear



Timber framed double glazed double doors and timber framed single glazed window to the side elevation. Stone flooring, power and lighting.

Further flagged Indian stone and pebbled patio areas. Outside electrical point, as well as hot and cold taps.



Store

7'4" x 6'8" (2.26m x 2.05m)



Further Indian stone patio area. UPVC double glazed double doors and stone flooring.

Directions

From Selby head out on the Wistow Road (B1223). At the roundabout on Flaxley Road turn right onto Millgate. At the next mini roundabout turn right onto Monk Lane. Turn right onto Lordship Lane and continue for approximately 1.8 miles. The property can clearly be identified by our Park Row Properties 'For Sale' board.

Council Tax

Local Authority: Selby District Council
Band: C

Tenure

Freehold

Council Tax Banding and Tenure

Please note: The Council 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.

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.

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.

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

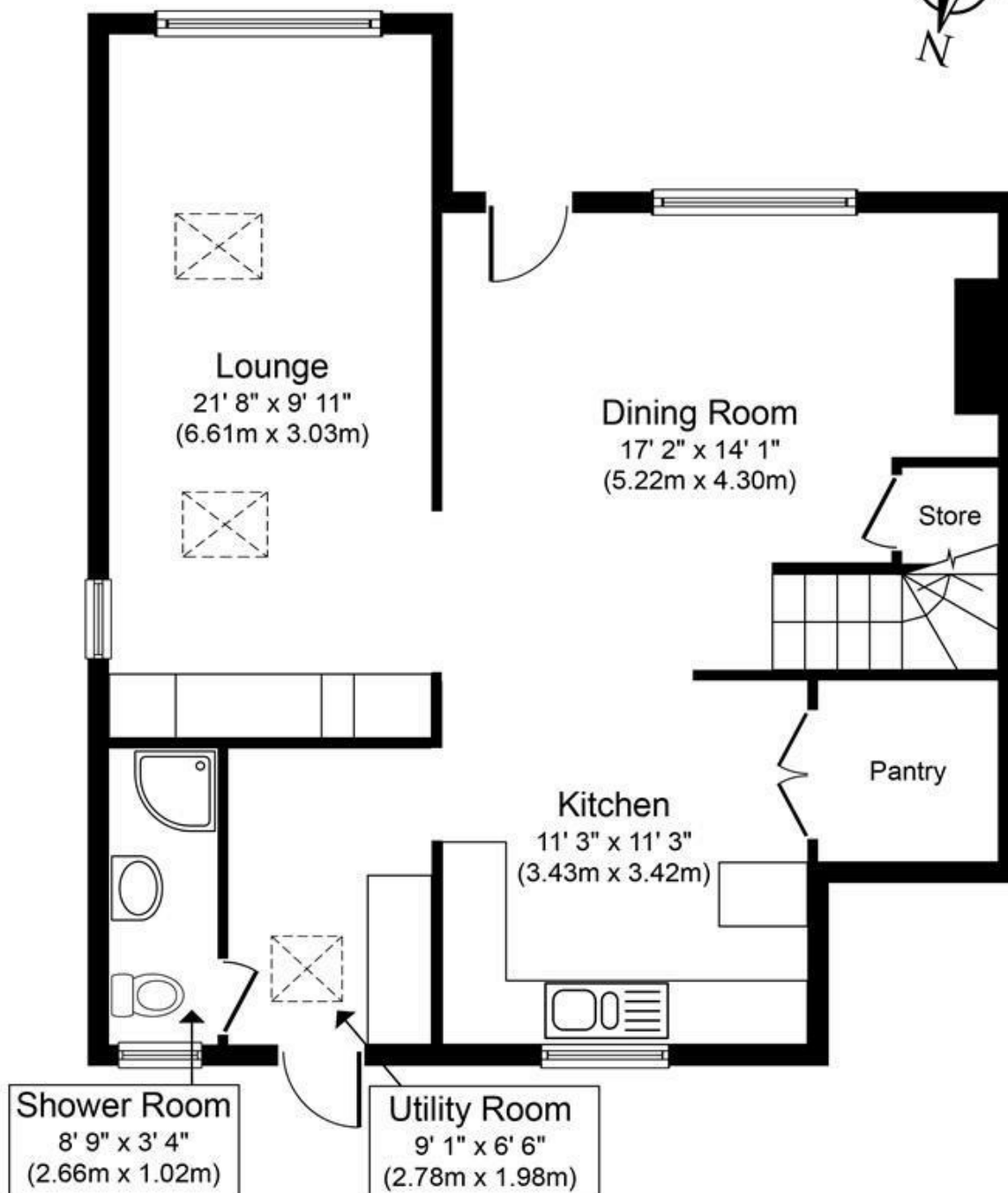
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

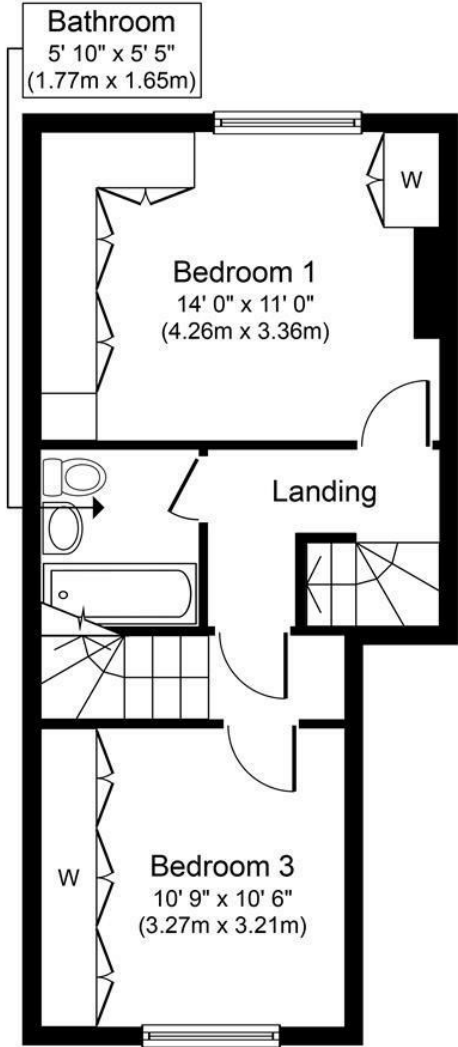




Ground Floor
Approximate Floor Area
721 sq. ft.
(67.0 sq. m.)

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
398 sq. ft.
(37.0 sq. m.)

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