

Park Row



Pontefract Road, Snaith, Goole, DN14 9QX

£500,000



**** FIVE BEDROOMS ** HIGHLY SOUGHT AFTER VILLAGE LOCATION **** Located in the desirable village of Snaith, on the Ground Floor with 8ft high ceilings throughout this level, this substantial property briefly comprises: Entrance Hallway, Ground Floor W.C, Lounge, Open Plan Living Kitchen Diner and Utility. To the First Floor: Landing, Master Bedroom with En-suite, a further two Bedrooms and Shower Room. To the Second Floor: two further Bedrooms and Bathroom. To the exterior: Double Garage, driveway, as well as gardens to the front and rear, with the rear garden being South-facing. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE 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 panel effect door with top section having double glazed frosted panels to the front elevation leading through into:

Hallway

17'9" x 6'10" (5.43m x 2.09m)



UPVC double glazed skylight window over door to the front elevation. Stairs leading to First Floor Accommodation with balustrade and spindles. Heating control panel, intruder alarm and cornice. Oak doors leading off.

Ground Floor W.C

5'0" x 2'10" (1.54m x 0.87m)



White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap set into grey vanity unit. The room is tiled to mid-height and has an air ventilation duct.

Lounge

25'5" x 11'3" (7.77m x 3.43m)



UPVC double glazed sash window to the front elevation. UPVC double glazed bifold doors to the rear elevation. Feature fireplace, heating control panel, cornice, television and telephone points.



Living Kitchen Diner

35'4" x 10'8" (10.79m x 3.27m)



With cornice running throughout the whole space, as well as each section having a heating control panel. The dining section comprises: UPVC double glazed sash window to the front elevation.

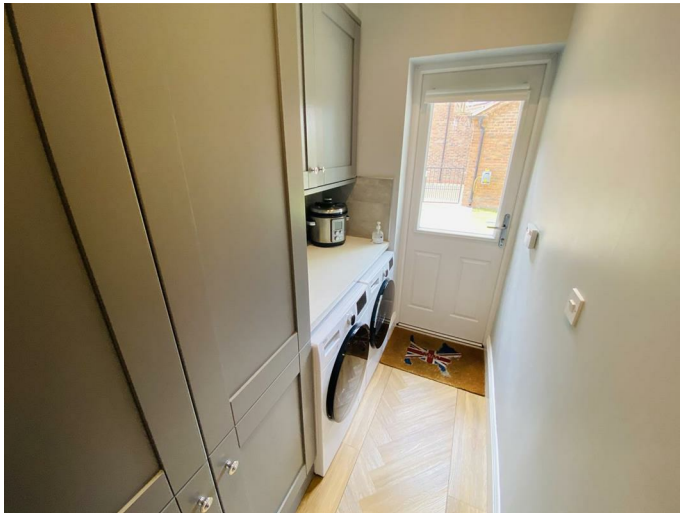
The Kitchen section comprises: Grey-fronted, wood grain effect base and wall units in a 'Shaker' style with underlighting to wall units. One and a half bowl white sink with chrome mixer tap set and instant hot water tap over set into worksurface with matching upstand and further tiled splashback. Integrated appliances include: five ring ceramic hob with built-in extractor fan over benefitting from downlighting, double electric oven, microwave, double fridge, double fridge freezer, dishwasher, wine rack and chiller. The Orangery section comprises: Roof lantern. UPVC double glazed French doors to the rear elevation and uPVC double glazed sash windows to the rear and side elevations.





Utility

8'0" x 4'7" (2.44m x 1.42m)



Range of wall and larder units to match the Kitchen. Marble effect laminate worksurface with tiled splashback. Plumbing for washing machine. Composite panel effect door with double glazed panel to the rear elevation. Intruder alarm.

First Floor Accommodation

Landing



Stairs leading to Second Floor Accommodation with further balustrade and spindles. UPVC double glazed sash window to the front elevation. Traditional style central heating radiator, storage cupboard housing pressurized hot water system and oak doors leading off;

Master Bedroom

14'6" x 11'5" (4.44m x 3.48m)



Built in white trimmed wardrobes with full length mirrored sliding doors. UPVC double glazed sash window to the front elevation. Central heating radiator, television point and oak door leading through into:



En-suite

11'4" x 9'10" (3.46m x 3.01m)



White roll top bath with chrome mixer tap and chrome shower attachment. Double chrome trimmed shower cubicle housing chrome shower. White low flush w.c with hidden cistern and chrome controls. White 'His and Hers' sinks with chrome mixer taps set into grey wood grain effect, 'Shaker' style vanity unit with marble effect top and tiled splashback. The shower is tiled to ceiling height, with the rest of the room tiled to mid height. UPVC double glazed frosted sash window to the rear elevation with built-in blinds. Traditional style central heating radiator and heated towel rail.

Bedroom Two

10'4" x 8'11" (3.16m x 2.74m)



Built in white trimmed wardrobes with full length mirrored sliding doors. UPVC double glazed sash window to the rear elevation, central heating radiator and television point.

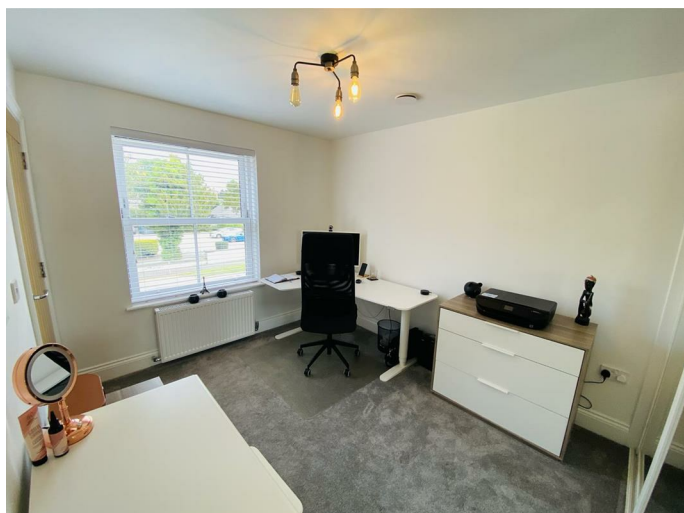


Bedroom Three

10'4" x 8'11" (3.16m x 2.74m)



Built in white trimmed wardrobes with full length mirrored sliding doors. UPVC double glazed sash window to the front elevation and central heating radiator.



Shower Room

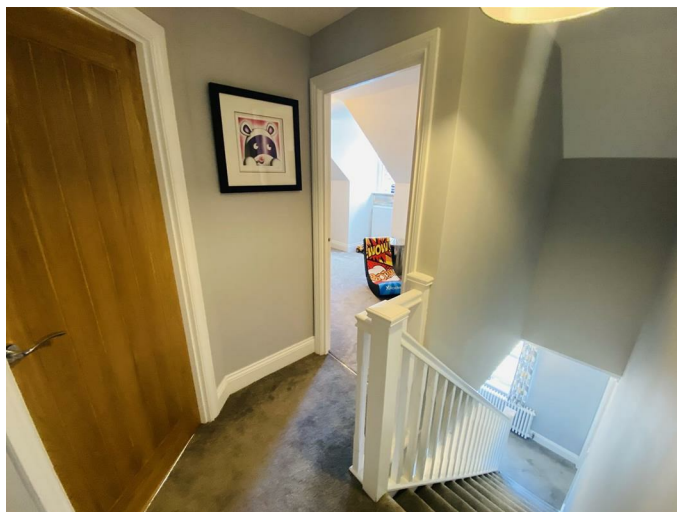
7'6" x 6'11" (2.31m x 2.11m)



Chrome trimmed shower cubicle housing chrome shower. White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome taps set into grey wood grain effect, 'Shaker' style vanity unit with marble effect top and tiled splashback. UPVC double glazed frosted sash window to the rear elevation. Central heating radiator and heated towel rail.

Second Floor Accommodation

Landing



Loft access, further balustrade and spindles and doors leading off.

Bedroom Four

15'5" x 12'8" (4.71m x 3.88m)



UPVC double glazed sash window to the front elevation. Central heating radiators, television point and door leading into:

Walk in Wardrobe

9'9" x 7'0" (2.98m x 2.15m)

Central heating radiator, eaves storage and 'Vent-Axia' airflow system.

Bedroom Five

20'1" x 8'11" (6.14m x 2.74m)



UPVC double glazed sash window to the front elevation. Central heating radiators and television point.

Bathroom

11'7" x 6'9" (max) (3.55m x 2.06m (max))



White panel bath with chrome mixer tap and shower attachment. Chrome trimmed shower cubicle housing chrome shower. White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome taps set into grey wood grain effect, 'Shaker' style vanity unit with marble effect top and tiled splashback. Twin 'Velux' double glazed skylight windows. The shower is tiled to ceiling height, with the rest of the room tiled to mid height. Central heating radiator.



Exterior

Front



Outside lamp, brick blocked pathway running along the front. The garden is laid to lawn and is enclosed with brick wall, coping, posts and wrought iron pedestrian access gate. Further pedestrian access gate leading to the Rear.

Side

Shared pillared entrance with double electric gates leading through to the Rear of the property.

Rear



Detached brick built garage with electric 'Hormann' door and further blocked parking area. Double timber access gate and wrought iron access gates leading into decorative stoned driveway and garden areas. Indian stone flagged patio area with outside lamp, tap and air source heat pump. Enclosed with brick wall, fence and hedging.



Directions

Leave the Selby office and head towards the Abbey and turn

right at the traffic lights onto the A1041 Bawtry Road. Proceeding along Bawtry Road passing through the villages of Camblesforth and Carlton and this road will take you into Snaith. Turn right at the mini roundabout onto the A645 signposted Pontefract. Continue past the 'Gulf' petrol station where the property will be located on the left hand side.

Council Tax

Local Authority: East Riding Of Yorkshire
Band: F

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

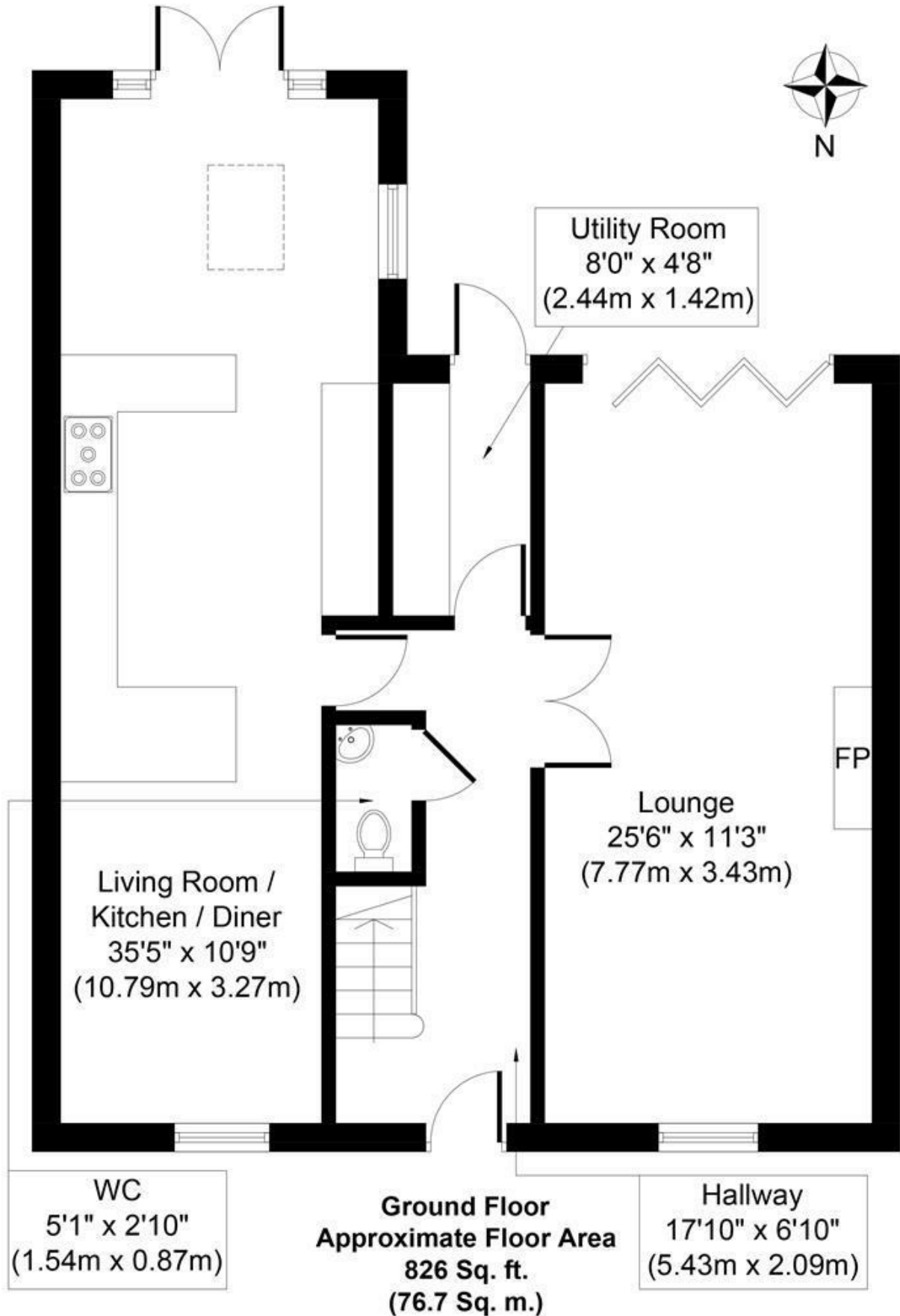
available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

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



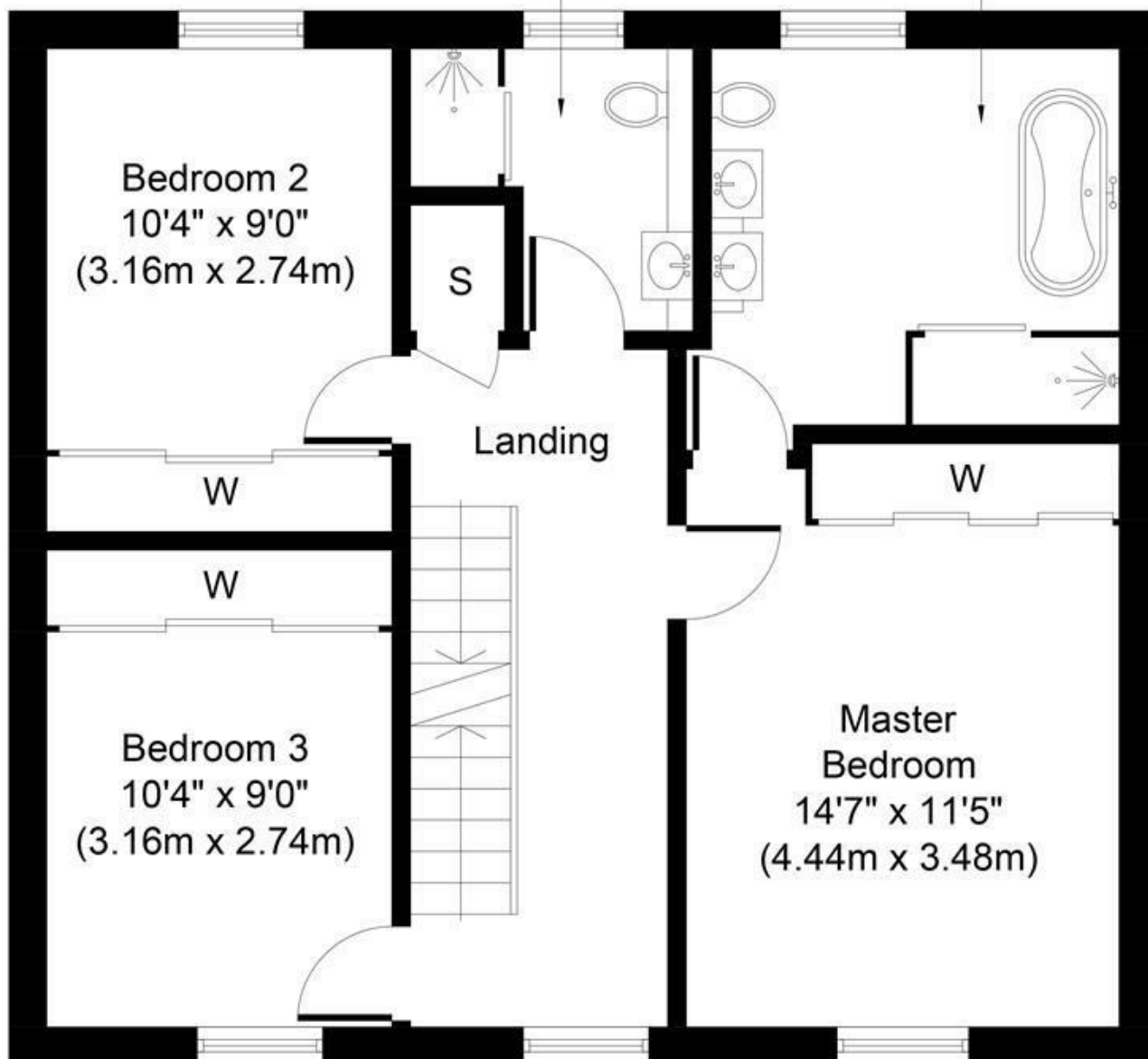
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Shower Room
7'7" x 6'11"
(2.31m x 2.11m)

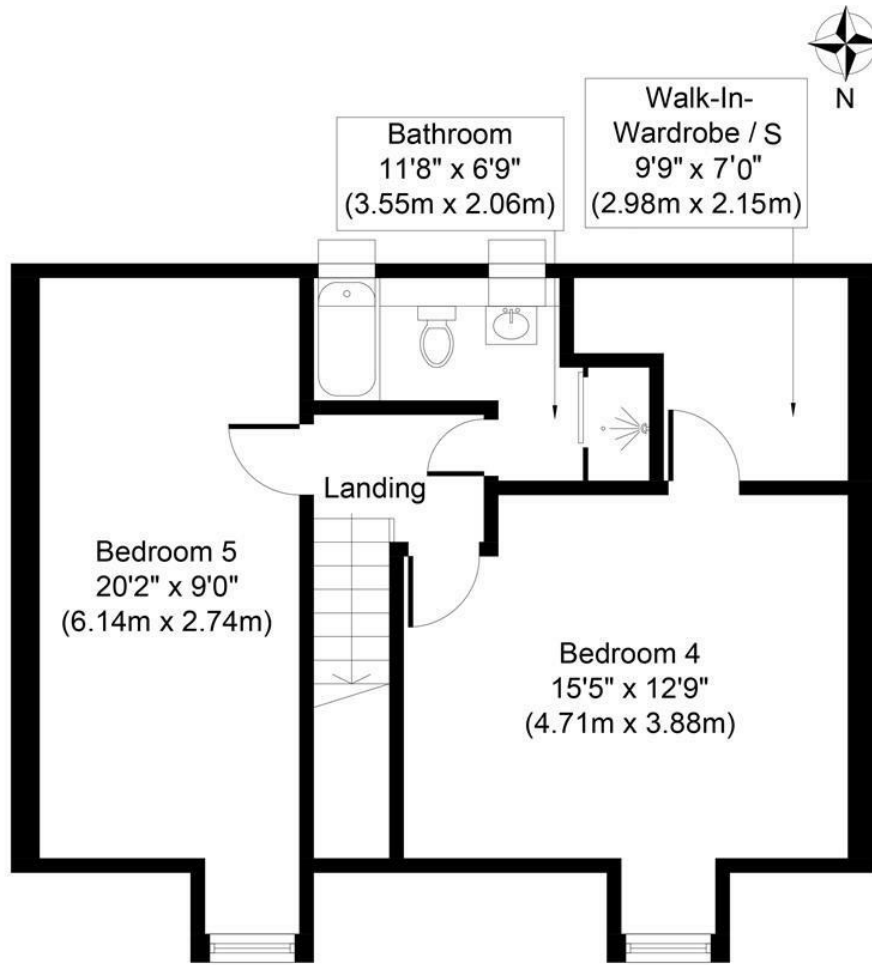
En-Suite
11'4" x 9'11"
(3.46m x 3.01m)



First Floor
Approximate Floor Area
718 Sq. ft.
(66.7 Sq. m.)

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Second Floor
Approximate Floor Area
583 Sq. ft.
(54.2 Sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
35-48 F		35-48 F	
21-34 G		21-34 G	
1-20 Not energy efficient - higher running costs		1-20 Not environmentally friendly - higher CO ₂ emissions	
	83		90
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC