...Your proactive estate agent



89 St Marys Avenue, Hemingbrough, Selby, YO8 6YZ

£130,000

Park Row

NO UPWARD CHAIN**GARAGE**OFF STREET PARKING AND GARDEN** Situated in Hemingbrough this property briefly comprises: hallway, kitchen, lounge, conservatory, two bedrooms and bathroom. VIEWING IS REQUIRED 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'







GROUND FLOOR ACCOMMODATION

ENTRANCE
UPVC french style doors to side elevation leading through to;

ENTRANCE HALLWAY
2.39 X1.19 (7'10" X3'11")
UPVC double glazed units to front and side elevation, polycarbonate roof, wood effect laminate flooring. Central heating radiator. UPVC door with full length frosted panel leading through to;

KITCHEN
3.87 x 2.45 (12'8" x 8'0")
Having a range of base and wall units white fronted with pewter handles, single bowl stainless steel sink and drainer with chrome taps over set into a granite effect laminate work surface with bevelled edge brick splashblack. Integrated four ring gas hob, plumbing for washing machine, central heating radiator. UPVC double glazed window to the side elevation, tiled flooring. Door leading off into;



LOUNGE
5.25 x 2.95 (17'3" x 9'8")
Having a feature fireplace timber mantle and surround tiled hearth. UPVC double glazed leaded bow window to front elevation. Coving, central heating radiator, wood effect laminate flooring. Television and telephone points. Door off into;



INNER HALL
With loft access, central heating radiator. Door leading into storage cupboard. Doors leading off.

BEDROOM ONE
3.84 x 2.95 (12'7" x 9'8")
UPVC double glazed patio doors to the rear elevation with full length unit to the side. Central heating radiator.



BEDROOM TWO
2.92 x 2.46 (9'7" x 8'1")
UPVC double glazed french style doors to rear elevation leading to conservatory. UPVC double glazed window to side elevation. Central heating radiator, wood effect flooring.



CONSERVATORY
4.55 x 2.39 (14'11" x 7'10")
UPVC double glazed window to rear elevation, uPVC double glazed window to side elevation. Polycarbonate roof, views

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over fields beyond. Wood effect flooring. Central heating radiator.



BATHROOM
2.39 x 1.48 (7'10" x 4'10")

Having a white P bath with chrome mixer taps over incorporating chrome shower attachment further white and chrome shower over bath. Pedestal wash hand basin with chrome taps over, white low flush w.c chrome fittings, central heating radiator. UPVC double glazed frosted window to the side elevation.



EXTERIOR

FRONT
Decorative stoned front with herbaceous planting. Shared tarmac driveway running along the front. To the side of the property is a flagged driveway with decorative stone borders. Outside lamp, Outside tap. Single garage with up and over door.



REAR
Decorative Herringbone brick block patio area, garden is laid to lawn, herbaceous borders, timber deck patio area.





VIEWS



DIRECTIONS
On leaving the Selby office take the A19 towards York and then the at the crossroads turn right onto the A63 signposted Hull passing through the villages of Osgodby and Cliffe. On reaching the village of Hemingbrough. Continue on the A63 tuning right onto School Road. Take the second turning on the left onto St Marys Avenue where the property can be clearly identified by the Park Row Properties For Sale Board

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.

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

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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.

MEASURMENTS

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 TIMES

CALLS ANSWERED :
Monday to Thursday - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

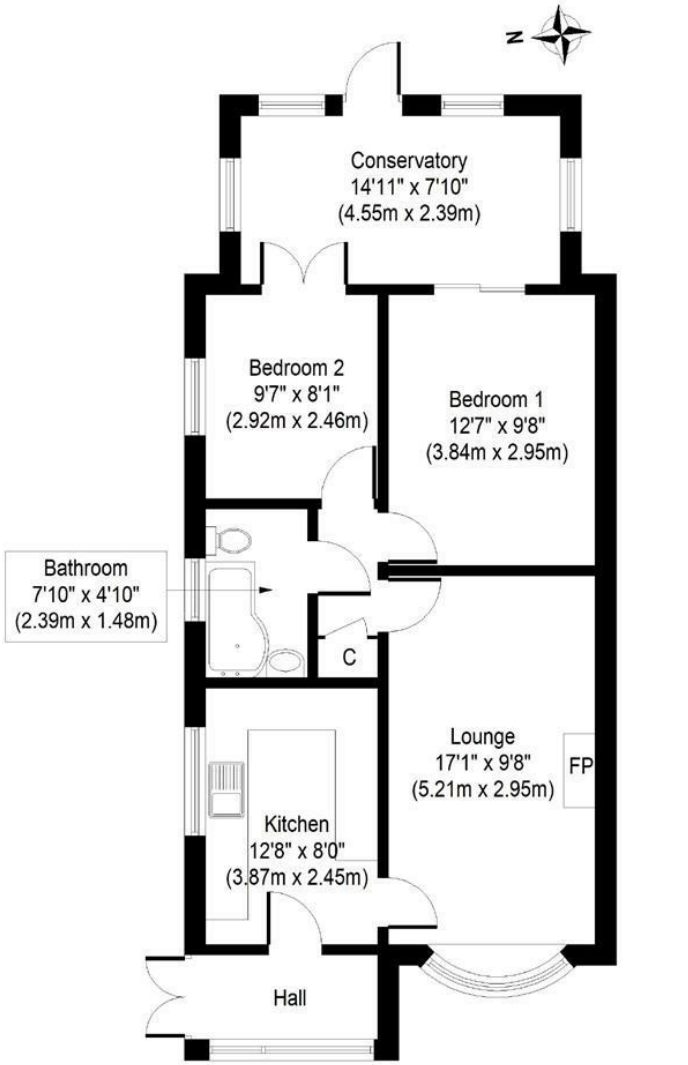
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES.

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.

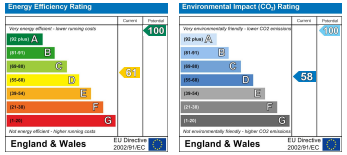
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Ground Floor
Approximate Floor Area
720 Sq. ft.
(66.9 Sq. m.)

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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