

# Park Row



**Selby Road, Wistow, Selby, YO8 3UT**

**Offers Over £325,000**



**\*\* AMPLE OFF-STREET PARKING AND GARAGE \*\* SOUTH-EAST FACING ENCLOSED REAR GARDEN \*\***

Situated in the highly sought after and desirable village of Wistow, with a bespoke, handcrafted 'ROKO Furniture' kitchen space with Engineered Bamboo flooring throughout the Living Kitchen Dining space. This beautifully presented, Detached family home briefly comprises: Entrance Hall, Ground Floor W.C, Lounge and Open Plan Living Kitchen Diner. To the First Floor: Master Bedroom with En-suite, two further Bedrooms and a Family Bathroom. To the Exterior are Gardens to the Front and Rear, as well as a Garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**

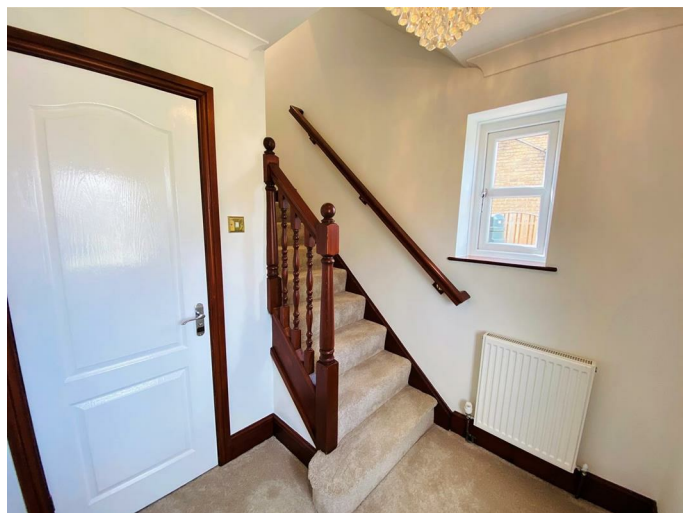




## Ground Floor Accommodation - Entrance

Composite panel effect door with top section having double glazed, coloured, leaded and frosted panels to the front elevation leading through into:

### Entrance Hall



Stairs leading to the First Floor Accommodation with balustrade and turned spindles. UPVC double glazed window to the side elevation, central heating radiator and doors leading off.

### Ground Floor W.C

5'5" x 5'4" (1.67m x 1.65m)

White low w.c with chrome fittings. White pedestal wash hand basin with chrome taps over and tiled splashback. Central heating radiator, wood effect flooring and extractor fan.

### Lounge

16'3" x 12'5" (max) (4.97m x 3.80m (max))



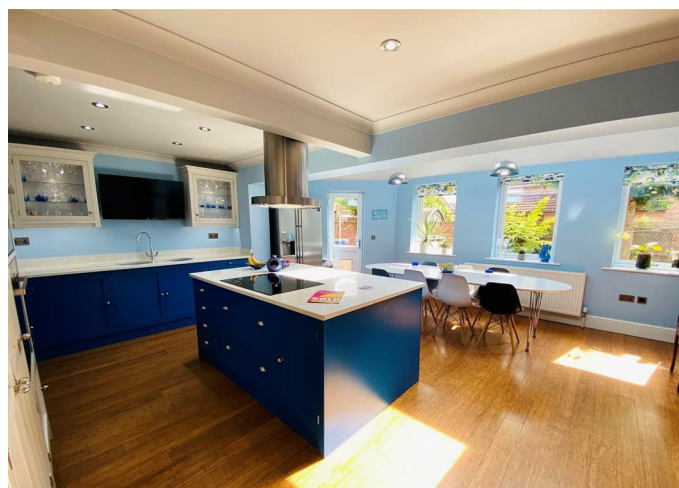
Traditional cast iron open fireplace with tiled back and hearth with further decorative timber surround. UPVC double glazed twin windows to the front elevation. Oak 'Herringbone

Parquet' flooring, central heating radiator, television, telephone and broadband points. Door leading through into:



### Open Plan Living Kitchen Diner

23'5" x 19'11" (max) (7.14m x 6.09m (max))



Kitchen area: Bespoke, handcrafted 'ROKO Furniture' kitchen space with resin quartz worktops benefitting from a range of base, wall and larder units with underlighting. Two additional glass-fronted display units featuring display lighting. Integrated appliances include: five ring 'Neff' induction hob with feature brushed chrome extractor fan over benefitting from downlighting, 'Neff Slide & Hide' oven, 'Neff' Microwave/Oven and 'Bosch' dishwasher. Double sink and drainer set into the resin quartz worktop with chrome mixer tap over. Television point.

The Living Dining section comprises: UPVC double glazed windows to the rear elevation. UPVC door with top section having double glazed frosted panel to the rear elevation. Two timber framed 'Velux' skylight windows to the rear elevation. Central heating radiators and understairs storage cupboard. UPVC door to the side elevation with top and bottom sections having double glazed frosted panels to the side elevation. Engineered bamboo flooring Throughout.



## First Floor Accommodation - Landing

Loft access, central heating radiator and doors leading off.

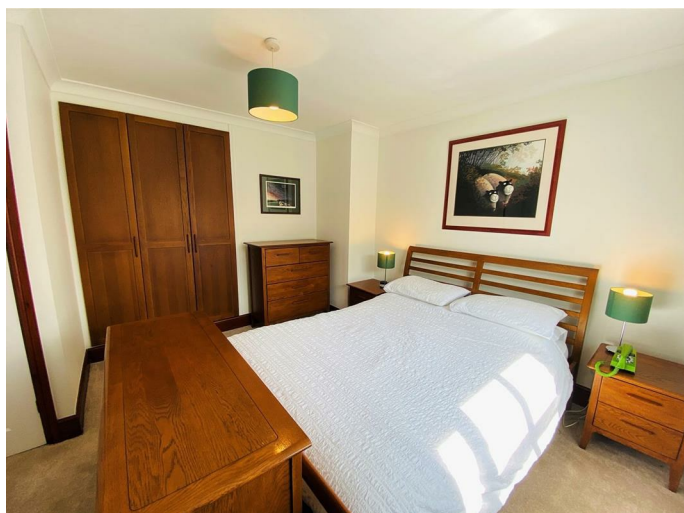


### Bedroom One

12'11" x 12'1" (max) (3.95m x 3.70m (max))



Range of oak-fronted fitted wardrobes. UPVC double glazed window to the rear elevation. Central heating radiator, telephone point and door leading through into:



### En-suite

7'1" x 6'7" (2.18m x 2.01m)



Finished as a wet room, the En-suite comprises: Walk-in shower cubicle housing chrome shower. White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome mixer tap over and chrome waste. Shaver point. Feature chrome heated towel rail. The room is tiled on all walls to ceiling height and includes flooring.

### Bedroom Two

12'2" x 10'3" (3.71m x 3.13m)



UPVC double glazed window to the front elevation. White fronted timber wardrobes. Central heating radiator, television and telephone points.



### Bedroom Three

9'4" x 8'8" (max) (2.87m x 2.65m (max))



UPVC double glazed window to the front elevation, central heating radiator. ethernet connection, television and telephone points.

### Family Bathroom

6'8" x (2.05m x )



Freestanding bath with floor-mounted freestanding chrome mixer tap over. White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome mixer tap over. Decorative feature chrome heated towel rail. UPVC double glazed frosted window to the side elevation. The room is tiled on all walls to ceiling height including feature mirrored panels and benefits from tiled flooring.





## Exterior - Front



Storm porch with lighting. Pathway running along the front and side of the property, leading to decorative brick blocked driveway and garage. Decorative slate borders running along tarmacked driveway, providing ample off-street parking. The garden section is predominantly laid to lawn with lavender borders and established trees and shrubs.



## Garage

Roller door, housing plumbing for washing machine and having power. UPVC double glazed patio door opening onto garden area to the rear elevation.

## Rear



Raised timber decked patio area with timber seating area, balustrade, spindles and newel posts. Outside electrical points, lights and tap. Flagged 'Yorkshire Stone' pathway running along the rear of the property. The garden section is predominantly laid to lawn with established trees, shrubs and herbaceously planted borders.





### Directions

Leave Selby via Millgate/Wistow Road and follow the B1223 into the village of Wistow. The property can be clearly identified on the right hand side.

### Council Tax

Local Authority: Selby District Council  
Band: E

### 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:

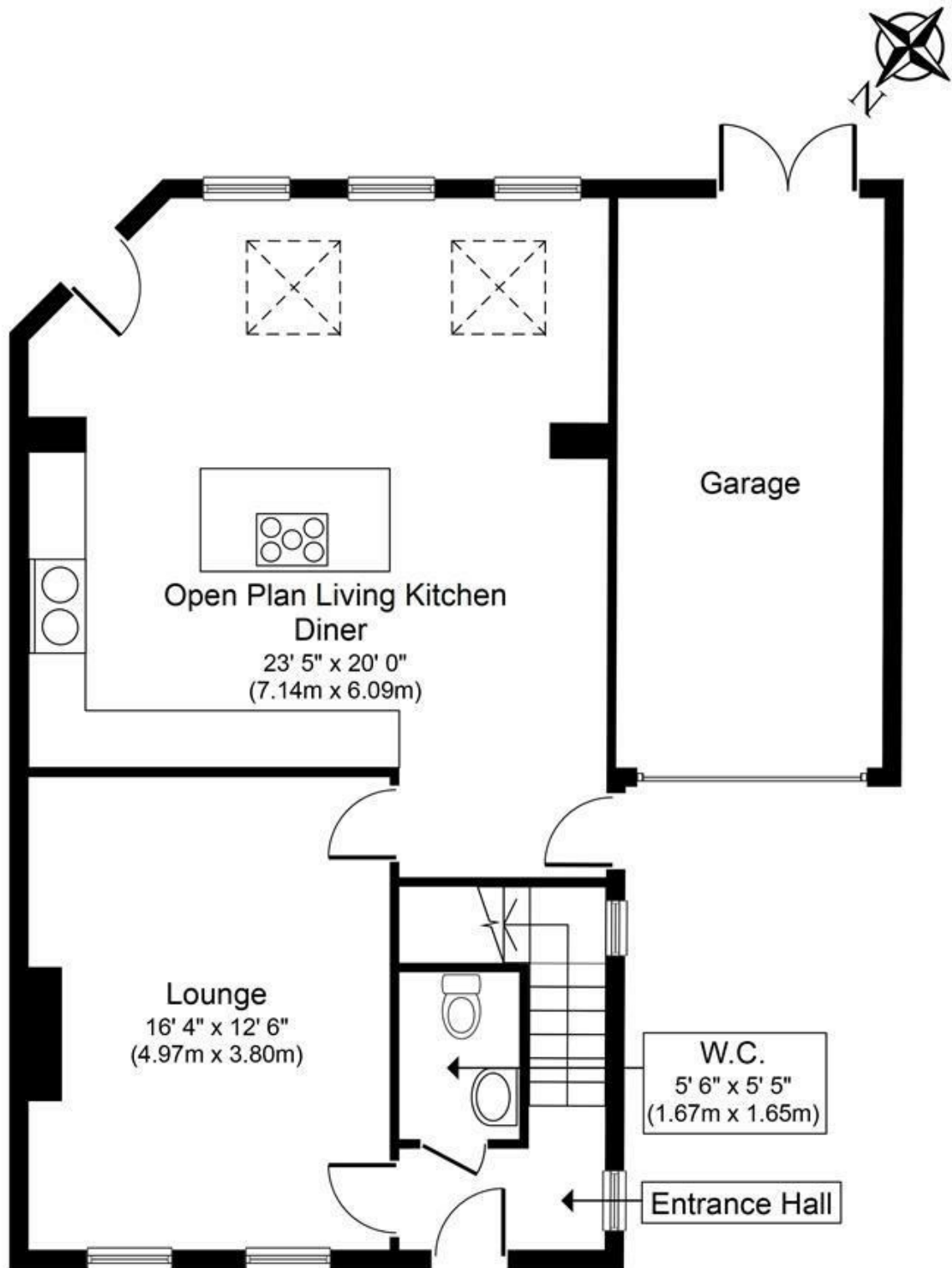
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

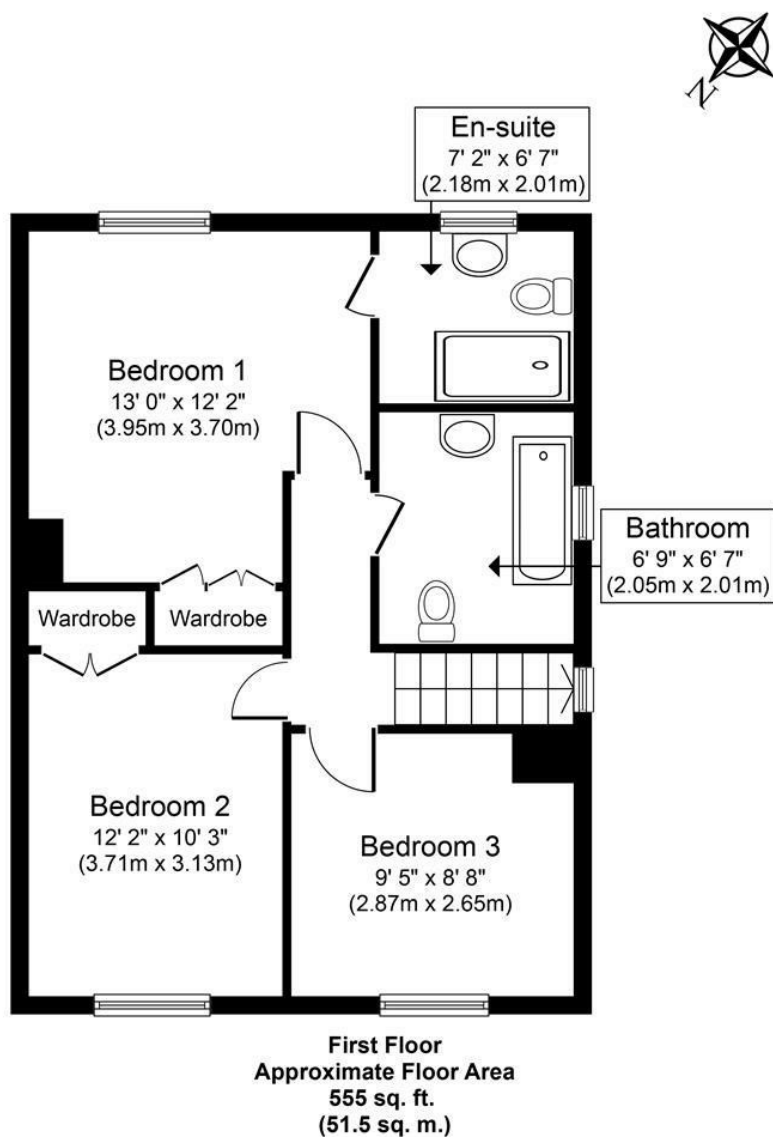


**Ground Floor**  
**Approximate Floor Area**  
**899 sq. ft.**  
**(83.5 sq. m.)**

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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