

# Park Row



**St. Marys Walk, Hambleton, Selby, YO8 9GH**

**Offers Over £240,000**



**\*\* VILLAGE LOCATION \*\* OFF STREET PARKING \*\*** Situated in Hambleton, this semi detached property briefly comprises: Ground Floor w.c, Kitchen, Lounge and additional family room. To the First Floor are three bedrooms, En-Suite and family Bathroom. Externally, the property has off street parking space and a single garage and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE THIS PROPERTY HAS TO 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'.**



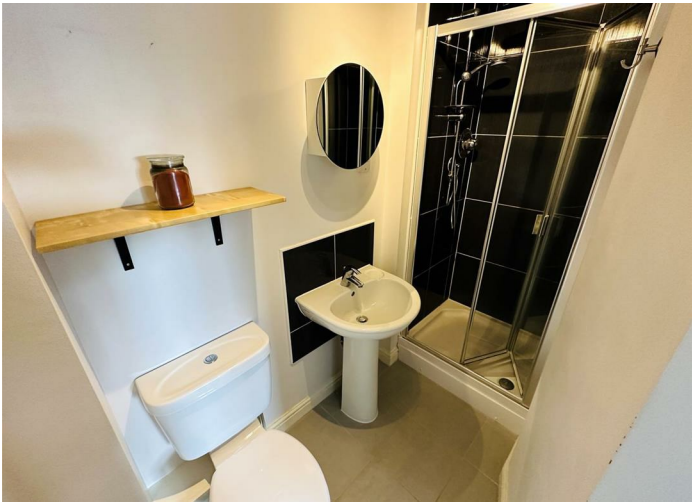
















## PROPERTY SUMMARY

This well-presented 3-bedroom semi-detached home offers spacious and versatile living, ideal for families or professionals. On the ground floor, the property benefits from a handy downstairs W.C., alongside a well-equipped kitchen and separate living and dining areas. The property features two reception rooms, providing ample space for both relaxation and entertaining.

Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with en-suite shower room, ensuring privacy and convenience. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from off street parking, a garage and an enclosed rear garden.

With a thoughtfully designed layout and desirable features throughout, this property combines comfort and practicality in a sought-after location.

## GROUND FLOOR ACCOMMODATION

### Kitchen/Breakfast Room

12'8" x 11'8" (3.88m x 3.58m)

### W.C

6'3" x 3'1" (1.91m x 0.94m)

### Living Room

15'2" x 14'2" (4.64m x 4.32m)

### Family Room

12'5" x 9'11" (3.81m x 3.03m)

## FIRST FLOOR ACCOMMODATION

### Master Bedroom

12'9" x 8'4" (3.89m x 2.55m)

### En-Suite

8'3" x 5'2" (2.54m x 1.59m)

### Bedroom Two

9'6" x 8'3" (2.91m x 2.54m)

### Bedroom Three

9'1" x 6'6" (2.78m x 1.99m)

### Bathroom

6'5" x 6'2" (1.97m x 1.89m)

## EXTERIOR

### Front

Front garden with a storm porch and wrought iron balustrade leading to the main entrance. A pedestrian pathway runs along the side of the property, providing convenient access to the rear garden. To the side of the house, you'll find a garage and off-street parking, offering both security and convenience.

### Rear

Accessed via a wooden pedestrian gate, the fully enclosed rear garden offers a private and low-maintenance outdoor space. It features raised herbaceous borders and is laid predominantly to decorative patio, ideal for relaxing or entertaining.

## DIRECTIONS

Leave Selby via the A63, Leeds Road in a westerly direction. Follow the road over the level crossing and through the village of Thorpe Willoughby. At the roundabout take the 2nd exit and follow the A63 towards Leeds. This road will lead into Hambleton. Take the first right-hand turn onto St. Marys Approach and then 2nd right onto Station Road and then the first left onto Wells Drive the left onto St Marys Walk, where the property can be found on a corner plot by number.

## 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 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:

SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### **TENURE, LOCAL AUTHORITY AND TAX BANDING**

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: C

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.

### **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains  
Heating: Gas Mains  
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.



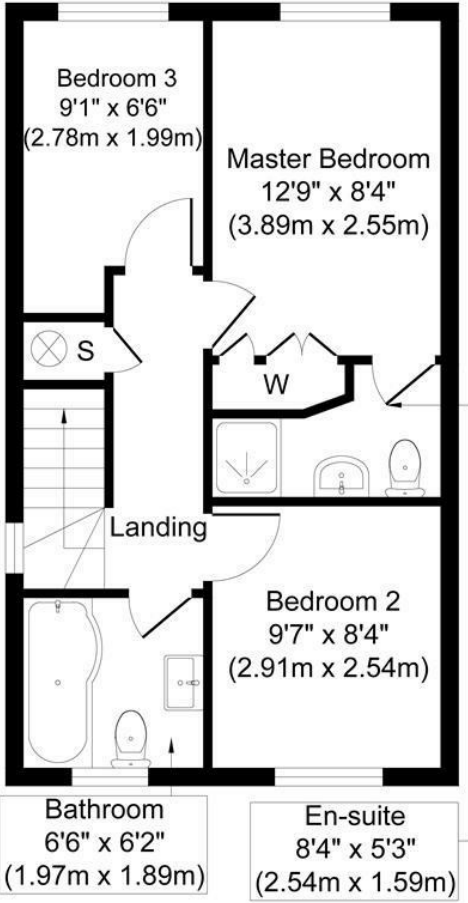


**Ground Floor**  
**Approximate Floor Area**  
**543 sq. ft**  
**(50.43 sq. m)**

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**  
**415 sq. ft**  
**(38.51 sq. m)**

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