

Park Row



Almond Tree Avenue, Carlton, Goole, DN14 9QQ

Offers Over £250,000



**** STUDY ** CUL-DE-SAC LOCATION **** Situated in Carlton this property briefly comprises: Hall, Lounge-Diner, Study and Kitchen. To the first floor are three bedrooms and a family Bathroom. Externally the property benefits from off street parking, garage and an enclosed rear garden with patio area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'**











PROPERTY OVERVIEW

Situated in the popular village of Carlton, this well-presented home offers comfortable and practical living space, making it an excellent choice for families, or those looking to upsize.

The ground floor features a spacious lounge diner, providing a versatile space for both relaxing and entertaining, along with a separate study that is ideal for home working, hobbies, or additional reception space. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Throughout, the home has been well maintained and is presented to a good standard, allowing new owners to move straight in while still offering scope to personalise over time.

Externally, the property benefits from off-street parking to the front, together with a garage providing additional parking or useful storage. To the rear, the garden has been thoughtfully arranged with a patio seating area, perfect for enjoying the warmer months, followed by a generous lawn that offers plenty of space for children to play or keen gardeners. At the end of the garden is a further paved area alongside a useful shed, creating additional outdoor storage and flexible space.

Carlton is a popular village offering a peaceful setting with convenient access to a range of local amenities. Excellent links make it an ideal location for commuters, while nearby towns provide a variety of shops, schools, and leisure facilities.

GROUND FLOOR ACCOMMODATION

Hall

7'0" x 4'5" (2.15m x 1.36m)

Lounge Diner

17'8" x 13'8" (5.39m x 4.19m)

Study

8'5" x 6'11" (2.58m x 2.13m)

Kitchen

14'7" x 8'7" (4.47m x 2.63m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'4" x 9'5" (4.07m x 2.89m)

Bedroom Two

11'5" x 10'8" (3.48m x 3.27m)

Bedroom Three

10'4" x 7'3" (3.15m x 2.21m)

Bathroom

6'9" x 5'6" (2.07m x 1.68m)

EXTERIOR

Front

Front garden area and a driveway leading to the garage.

Rear

Fully enclosed rear garden with a patio area.

Garage

17'7" x 8'11" (5.37m x 2.74m)

DIRECTIONS

On leaving Selby Office turn left onto Market Place at the traffic lights turn right taking the A1041. Continue forward towards Camblesforth. Proceed through the village of Camblesforth at the round about go straight over to Carlton. On entering the village of Carlton (High Street), take a left turn onto Camm Lane and continue onto Low Street. Finally, turn left onto Almond Tree 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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County 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.

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 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.

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

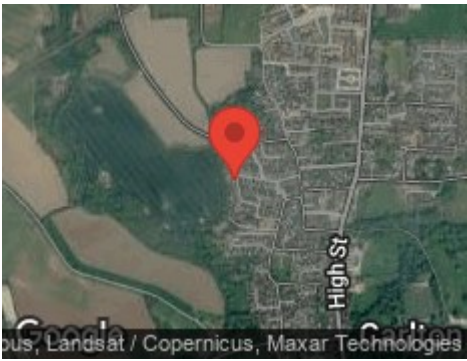
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92 plus A			102 plus A		
81-91 B			91-101 B		
69-80 C			80-90 C		
55-68 D			69-79 D		
43-54 E			58-68 E		
31-42 F			47-57 F		
1-20 G			35-46 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	