

Park Row



Bennymoor Lane, Osgodby, Selby, YO8 5HH

£245,000



****THREE BEDROOMS**THREE RECEPTION ROOMS**ENCLOSED GARDEN**** Situated in Osgodby this detached bungalow comprises: Lounge, dining room, kitchen, garden room, utility room, three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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

Composite panel effect door, top section having four double glazed frosted panel to front elevation leading through into:

Dining Room

10'5" x 9'0" (3.17 x 2.75)



UPVC double glazed window to front elevation, door leading to storage cupboard. Tiled flooring, telephone point, central heating radiator and doors leading off.

Lounge

22'6" x 12'2" (6.85 x 3.70)



Multi-fuel burner, cast inset surround with timber mantle and surround with stone hearth. UPVC double glazed bow window to front elevation and further uPVC double glazed window to side elevation. Two central heating radiators, wood flooring, television point.

Kitchen

17'2" x 10'0" (5.22 x 3.06)



Range of cream fronted base and wall units, two of the wall units having frosted display doors and shelves. Stainless steel single bowl sink and drainer unit with chrome mixer tap over set into solid wood block work surface with matching upstand. Brushed steel integrated electric oven and brushed steel integrated microwave. Four ring ceramic hob with electric extractor fan benefitting from downlighting. Integrated fridge and freezer. Tiled flooring and door off to cupboard to provide storage space, central heating radiator.



Inner Hallway

Loft access with loft ladders, central heating radiator and doors leading off.

Bedroom One

11'11" x 10'5" (3.62 x 3.17)



Range of fitted wardrobes with wood grain doors, centre sliding section having full length mirror. UPVC double glazed window to side elevation, central heating radiator.

Bedroom Two

13'7" x 10'5" (4.14 x 3.17)



UPVC double glazed windows to side and rear elevation, television point, central heating radiator.

Bedroom Three

10'4" x 8'8" (3.16 x 2.64)

UPVC double glazed window to rear elevation, central heating radiator.

Bathroom

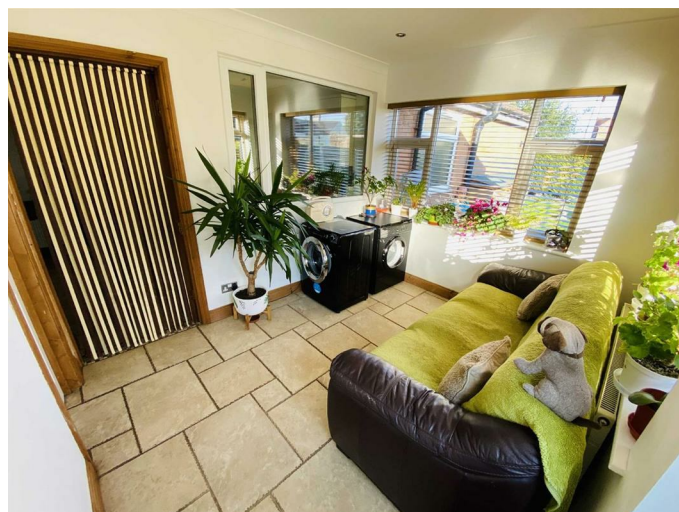
7'5" x 5'6" (2.25 x 1.68)



White bath with tiled side chrome mixer tap over. Further electric white and chrome shower with chrome trimmed shower screen. Over bath area is tiled to coving height and the rest of the suite to mid height. White low flush w.c, hidden cistern with chrome controls. White wash hand basin chrome taps over set into white vanity unit. Chrome heated towel rail, uPVC double glazed frosted window to side elevation and tiled flooring.

Garden Room

10'4" x 9'3" (3.16 x 2.81)



UPVC double glazed windows to rear and side elevation, uPVC door, top section having double glazed frosted panel to side elevation. Tiled flooring, plumbing for washing machine and door leading through into:

Utility Room

8'10" x 6'4" (2.69 x 1.92)

UPVC double glazed frosted window to side elevation, central heating radiator. Door leading off.

Store

10'1" x 9'10" (3.08 x 3.00)

Power and lighting.

EXTERIOR

Front



Flagged path running along the front, outside light. The garden itself is laid to lawn with herbaceous borders. Boundaries are defined by timber fence, concrete posts gravel boards, wall and coping. Decorative blocked driveway provides parking and takes us to timber gate which gives access to the rear.

Rear



Flagged path/patio area, outside tap. Garden is laid to lawn and is enclosed with trees and fencing.

Directions

From Selby take the A19 in the direction of York, take the right hand turn onto the A63 Howden/Hull. Entering the village Osgodby onto Hull Road. Take the third left onto Bennymoor Lane. The property can clearly be identified by our Park Row Properties 'For Sale' board.

VIEWING

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.

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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

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.

MAKING AN OFFER

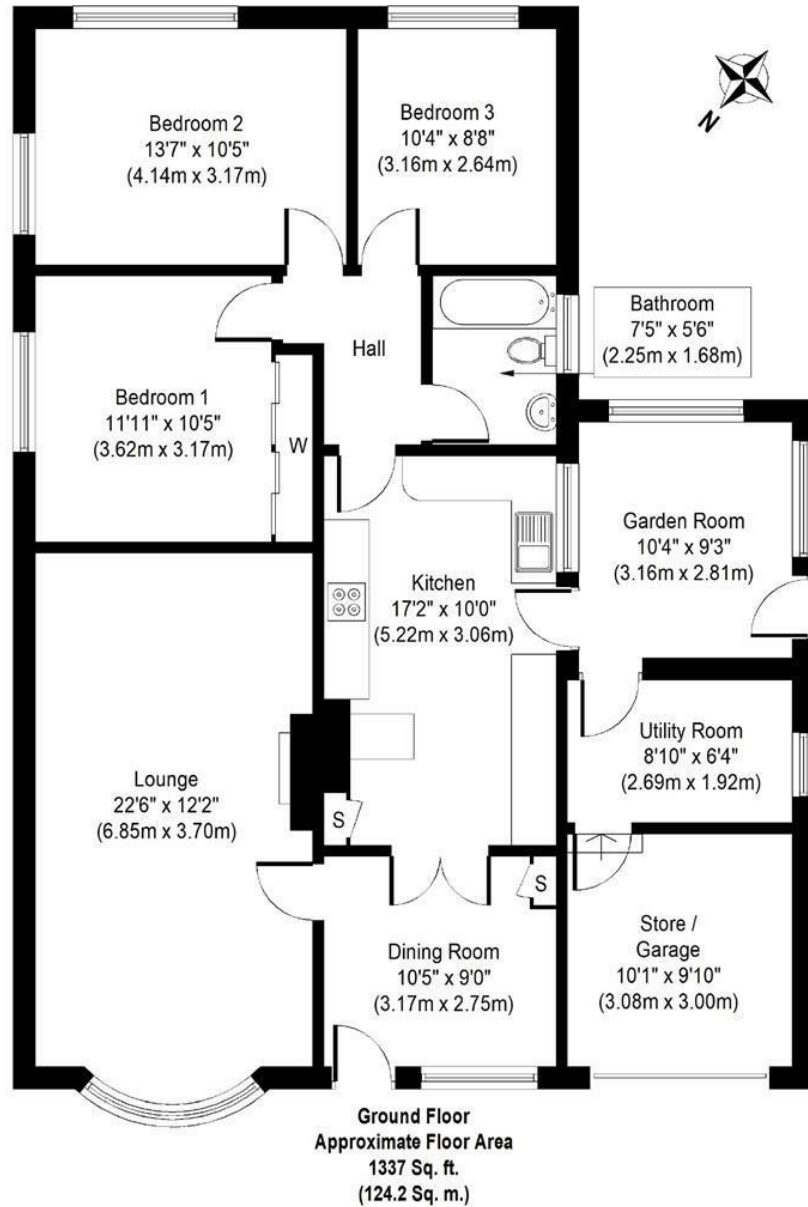
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

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.



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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