

# Park Row



**Lynwith Lane, Carlton, Goole, DN14 9SA**

**Offers Over £270,000**



**\*\* NO ONWARD CHAIN \*\* SOUTH FACING REAR GARDEN \*\*** Situated in Carlton this property briefly comprises: Lounge, Kitchen, Utility, Ground Floor w.c., Dining Room and a Conservatory. To the first floor are four bedrooms with an en-suite to the master bedroom and a family Bathroom. Externally the property benefits from off street parking, garage and an enclosed rear garden. **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 highly sought-after village of Carlton, this spacious four-bedroom detached family home offers well-proportioned accommodation, generous outdoor space, and excellent potential for a wide range of buyers. The ground floor comprises a welcoming lounge, a well-appointed kitchen, a practical utility room, a convenient ground floor w.c., a separate dining room, and a bright conservatory overlooking the rear garden, creating an ideal space for both everyday family living and entertaining. To the first floor are four well-sized bedrooms, including the master bedroom benefiting from an en-suite bathroom, together with a family bathroom serving the remaining bedrooms. Externally, the property enjoys a driveway providing off-road parking, an attached garage, and a small garden area to the front. To the rear is a fully enclosed garden, offering a private and secure outdoor space ideal for families, gardening enthusiasts, or simply relaxing. Offered to the market with no onward chain, this is an excellent opportunity to acquire a detached family home in a desirable village location with easy access to local amenities and surrounding countryside.

## GROUND FLOOR ACCOMMODATION

### Lounge

16'0" x 12'8" (4.90m x 3.87m)

### Kitchen

13'7" x 10'5" (4.15m x 3.20m)

### Utility

6'8" x 5'2" (2.05m x 1.59m)

### Ground Floor w.c

4'11" x 2'11" (1.51m x 0.90m)

### Dining Room

10'4" x 8'1" (3.17m x 2.48m)

### Conservatory

21'3" x 9'9" (6.49m x 2.99m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

14'1" x 9'10" (4.30m x 3.01m)

### En-Suite

6'2" x 5'9" (1.90m x 1.77m)

### Bedroom Two

11'9" x 9'10" (3.60m x 3.01m)

### Bedroom Three

12'11" x 8'8" (3.96m x 2.65m)

### Bedroom Four

11'1" x 8'9" (3.39m x 2.69m)

## Bathroom

6'5" x 6'3" (1.98m x 1.92m)

## EXTERNAL

### Garage

### Front

Driveway leading to garage and a garden area.

### Rear

Fully enclosed rear garden.

## 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 Lynwith Lane where the property can be clearly identified by the Park Row Properties For Sale Board.

## HEATING & 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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.

## 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.

## 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.

## 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

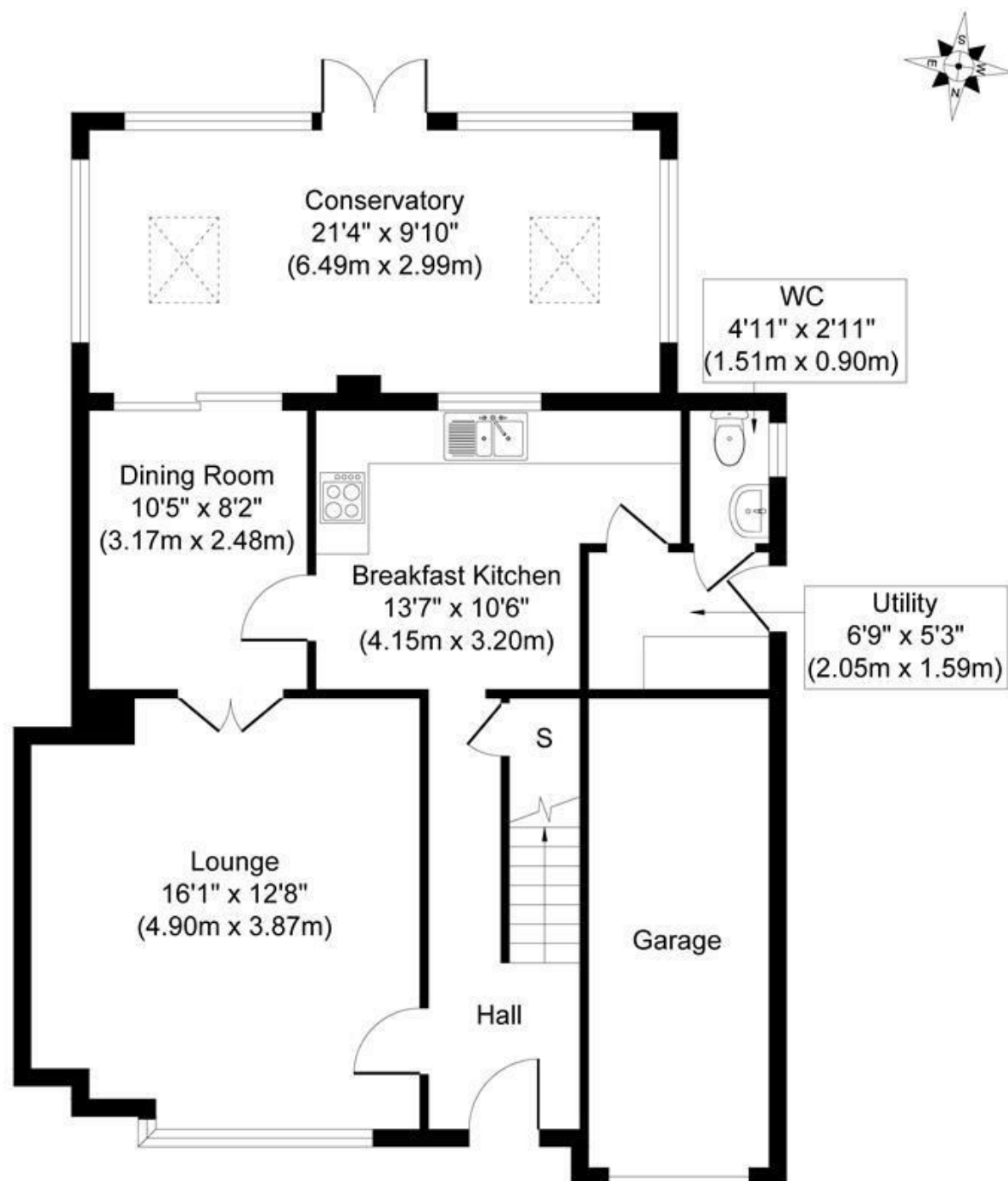
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

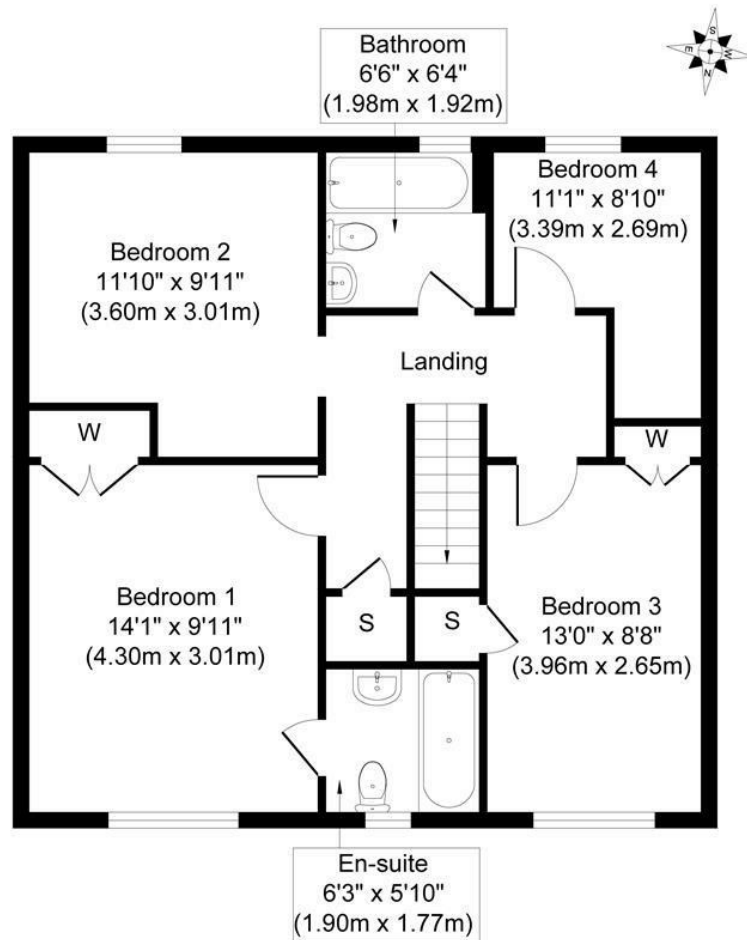




**Ground Floor**  
**Approximate Floor Area**  
**936 sq. ft**  
**(86.91 sq. m)**

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**  
**733 sq. ft**  
**(68.05 sq. m)**

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