...Your proactive estate agent

20 Sandway Drive, Camblesforth, Selby, YO8 8JX

Offers Over £130,000

Park Row

* SEMI DETACHED HOUSE * TWO BEDROOMS *DRIVEWAY * ENCLOSED REAR GARDEN WITH DECKING AREA*. The property is located in the village of Camblesforth and has excellent access to all associated local amenities including shops, schools and bus stops. The property itself comprises of entrance hallway, lounge and kitchen with breakfast bar area. To the first floor are two bedrooms and modern 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
UPVC door top centre section having double glazed frosted panel leading through into:

Entrance Hall
1.86 x 1.10 (6'1" x 3'7")
Stairs leading to first floor accommodation with hand rail and central heating radiator. Panel effect door with top section having single glazed frosted panel leading off into the:

Lounge
4.28 x 2.97 (14'1" x 9'9")
Inset feature fireplace with surround and mantle. UPVC double glazed window to front elevation, television point and telephone point. Central heating radiator and door off into:

Kitchen
3.97 x 3.12 (13'0" x 10'3")
Range of cream fronted wall and base units with shaker style doors and pewter style handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into a wood block effect laminate work surface with matching upstand and tiled splashback. Brushed steel integrated double oven with integrated four ring ceramic hob with further integrated electric extractor fan over. Plumbing for washing machine. Integrated fridge and integrated freezer. Door to understairs storage cupboard to provide storage space. UPVC door top section having frosted panel to rear elevation. Two uPVC double glazed windows to rear elevation. Wood flooring and underlighting to wall units.

First Floor Accommodation

Landing
Loft access and doors leading off:

Bedroom One
3.40 x 3.02 (11'2" x 9'11")
Range of fitted wardrobes with sliding doors providing hanging, shelving and storage space. Door to over stairs storage cupboard providing shelving and storage space. UPVC double glazed window to front elevation and central heating radiator.

Bedroom Two
3.30 x 2.22 (10'10" x 7'3")
Range of fitted wardrobes providing hanging, shelving and storage space. UPVC double glazed window to rear elevation and central heating radiator.

Bathroom
2.10 x 1.65 (6'11" x 5'5")
White panel bath with chrome mixer tap and chrome shower attachment over with chrome trimmed shower screen. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into a white high gloss vanity unit with chrome handles providing shelving and storage space. The bathroom is fully tiled to ceiling height. UPVC double glazed frosted window to rear elevation. Chrome heated towel rail and extractor.

Exterior

Front
Storm porch and outside lamp. Concrete pathway along the front of the property with decorative stoned border. The boundaries are defined by fencing. Concrete driveway with decorative stone centre and edges. Outside electrical point. Timber pedestrian access gate gives access into the rear garden.

Rear
Outside tap, outside electrical point and outside light on PIR sensor. Flagged patio area which steps into a further stone hardstanding which could provide off street parking. The garden itself is predominantly laid to lawn. Stepping stone style pathway running to the bottom where there is a further raised decked area and decorative pebbled borders. The garden is fully enclosed with timber fence, concrete posts and decorative gravel boards.

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 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.

The Property Ombudsman

Park Row

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

Viewing

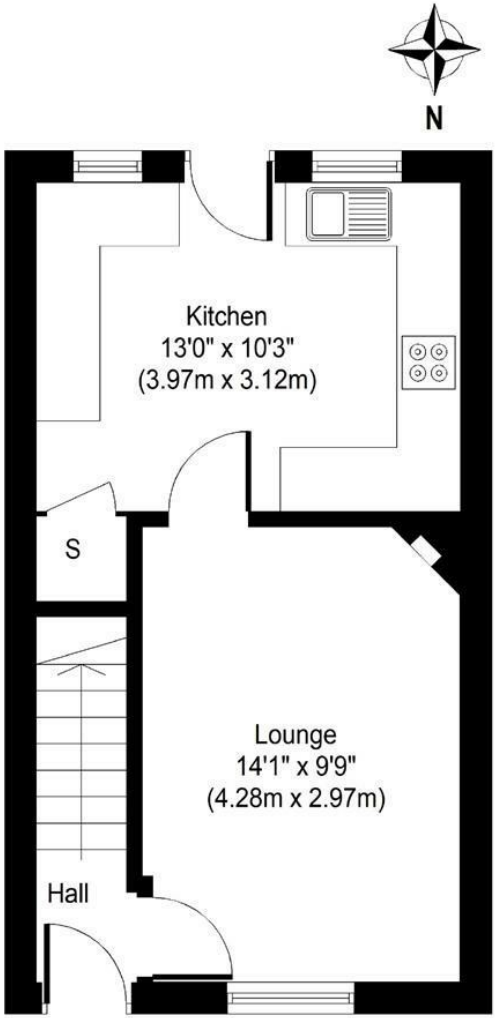
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

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.

The Property Ombudsman

Park Row



Ground Floor
Approximate Floor Area
325 Sq. ft.
(30.2 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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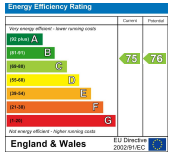

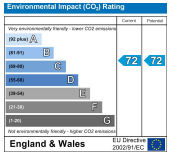

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