

Park Rôw



Hawthorn Drive, Barlby, Selby, YO8 5LQ

Offers Over £210,000



****EXTENDED SEMI-DETACHED PROPERTY** VILLAGE LOCATION**** Situated in Barlby, this property briefly comprises: Hall, Lounge, Kitchen Diner and Bathroom. To the First Floor are four bedrooms. Externally, the property has front and rear gardens, driveway and detached workshop. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF THIS HOME. RING 7 DAYS A WEEK TO ARRANGE 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 with top section having double glazed frosted panel to the front elevation leading into:

Hall

6'0" x 5'9" (1.84m x 1.77m)



Stairs up to First Floor Accommodation with handrail, central heating radiator and doors leading off.

Lounge

22'4" x 10'4" (6.81m x 3.16m)



UPVC double glazed windows to the front and rear elevations. Central heating radiators and television and telephone points.



Kitchen Diner

21'4" x 11'8" (6.52m x 3.58m)



Range of cream fronted base, wall and larder units in a 'shaker style' with brushed chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into wood effect laminate work surface.



Integrated appliances include: electric oven, four ring ceramic hob with tiled splashback. Plumbing for washing machine. UPVC door with full length double glazed panel to the side elevation. Two uPVC double glazed windows to the side elevation. Central heating radiators and tiled effect cushion flooring. 'Baxi' central heating boiler and understairs storage cupboard.



Bathroom

6'8" x 5'5" (2.04m x 1.66m)



White panel bath with chrome taps and white and chrome 'Triton' electric shower over with white trimmed shower screen. The bath/shower area is wet walled to ceiling height. White low flush w.c. with chrome fittings and white wash hand basin with chrome mixer tap over set into white vanity unit with chrome handles. Central heating radiator. UPVC double glazed frosted window to the side elevation, extractor fan and wood effect flooring.

FIRST FLOOR ACCOMMODATION

Landing

Central heating radiator and doors leading off.

Bedroom One

11'0" x 9'11" (3.36m x 3.03m)



UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Two

10'5" x 8'8" (3.19m x 2.65m)



Eaves storage. UPVC double glazed window to the side elevation, central heating radiator and loft access.



Bedroom Three

10'4" x 9'9" (3.15m x 2.98m)



Overstairs built-in wardrobe. UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Four

9'8" x 9'8" (2.96m x 2.95m)



UPVC double glazed window to the rear elevation and central heating radiator.

EXTERIOR- Front



Decorative blocked pathway with herbaceous borders running along the front of the property. The front garden is laid to lawn with decorative blocked pathway running down the centre to pedestrian footpath. Timber pedestrian access gate giving access to the side of the property. Boundaries defined by hedging.

Side



Decorative blocked driveway/hardstanding with decorative stone and herbaceous borders. Outside tap and entrance door into Kitchen. The driveway leads to the Rear.

Rear



Detached garage with up and over door. Floodlight on PIR sensor, further outside lights and electrical point. Flagged patio area and lawned garden area. Raised decorative stoned patio area with herbaceous borders. Boundaries defined by timber fence, timber post, block wall, concrete posts and gravel boards.



Directions

On leaving Selby proceed over the Toll Bridge. Proceed along Barlby Road and at the mini roundabout take the first left into Barlby. Continue through the village passing the primary school on the right hand side. Turn right onto Hawthorn Drive and the property can be clearly identified by a Park Row 'For Sale' board.

Tenure

Freehold

Council: Selby District Council

Band: C

COUNCIL, TAX BANDING AND TENURE

Please note: The Council, Tax Banding and Tenure 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.

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.

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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

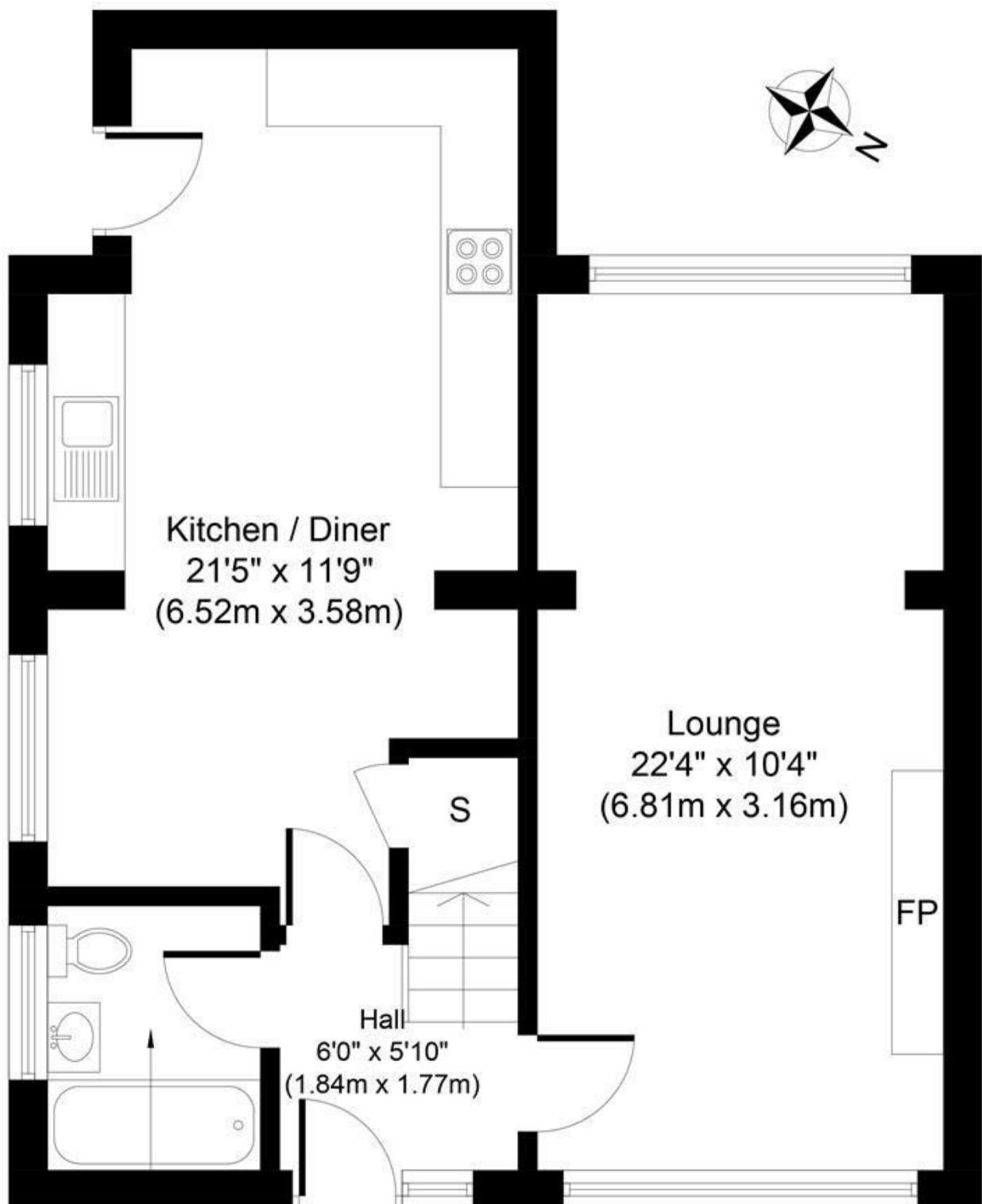
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

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.

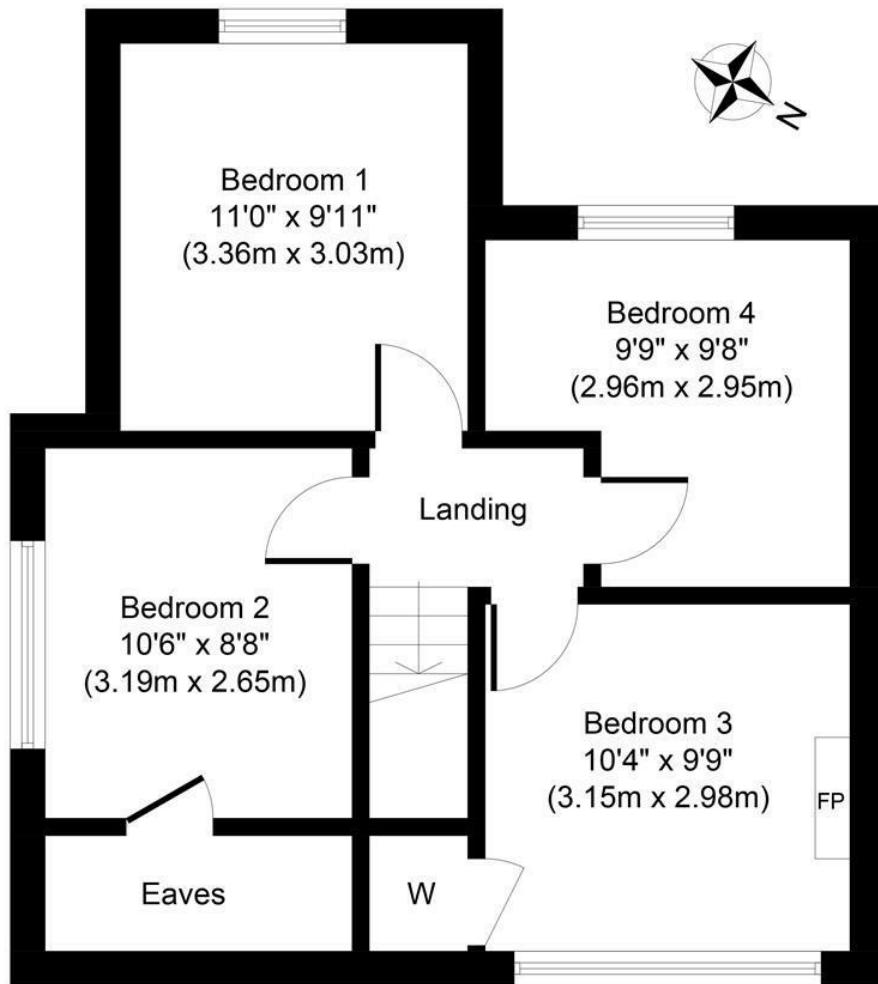
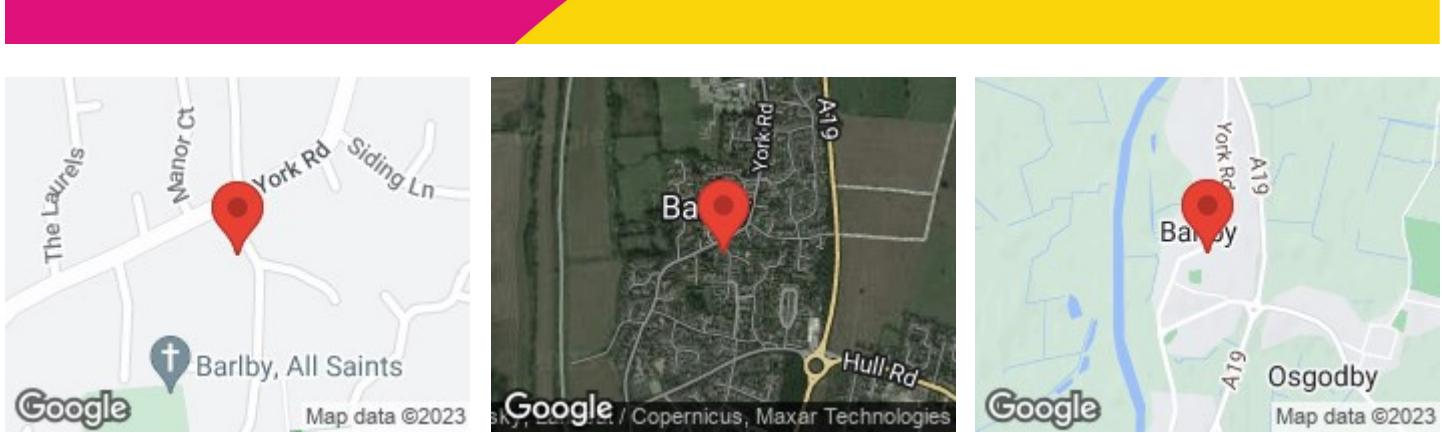


Approximate Floor Area
570 Sq. ft.
(53.0 Sq. m.)

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
(Excluding Eaves)**
**468 Sq. ft.
(43.5 Sq. m.)**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		88	61
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			