

Park Row



Camilla Close, Carlton, Goole, DN14 9GA

£425,000



**** EN SUITE ** FOUR DOUBLE BEDROOMS **** Situated in Carlton, this detached property briefly comprises: Hall, Ground Floor w.c, Lounge, Kitchen and Study. To the First Floor are four bedrooms, with an En-Suite to one and a Bathroom. Externally, the property benefits from off street parking and double garage with fully enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND POSITION OF THIS LOVELY HOME. 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 SUMMARY

Situated in the sought-after area of Carlton, this spacious detached family home offers well-appointed living across two floors. The property features a welcoming lounge, a dedicated study ideal for remote working, a modern fitted kitchen, separate utility room, and a convenient ground floor toilet. Upstairs comprises four generously sized bedrooms, including a master bedroom with en suite shower room, and a contemporary family bathroom. To the front, the home benefits from a well-maintained garden, ample driveway parking, and a double garage. To the rear, an enclosed garden provides a private outdoor space perfect for families or entertaining.

GROUND FLOOR ACCOMMODATION

Lounge

15'3" x 13'3" (4.65m x 4.04m)

Study

12'2" x 8'11" (3.73m x 2.74m)

Kitchen

22'8" x 10'9" (6.93m x 3.30m)

Utility

7'3" x 6'0" (2.21m x 1.85m)

Ground Floor w.c

FIRST FLOOR ACCOMMODATION

Bedroom One

13'3" x 9'1" (4.06m x 2.77m)

En Suite

Bedroom Two

11'10" x 8'11" (3.63m x 2.74m)

Bedroom Three

11'9" x 10'11" (3.59m x 3.35m)

Bedroom Four

11'9" x 10'11" (3.59m x 3.35m)

Bathroom

EXTERNAL

Front

Double garage, garden and parking.

Rear

Enclosed rear garden.

DIRECTIONS

From the centre of Selby head out of Selby on the Bawtry

Road (A1041) continue down to the mini roundabout, head straight over to the large roundabout, go straight across again towards Camblesforth on the A1041. Go through Camblesforth until you get to the mini roundabout go straight across and continue on into Carlton. Finally, take a right onto Vincent Street and then another right in Camilla Close. The property can be clearly identified by our Park Row '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: E

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: 4G

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

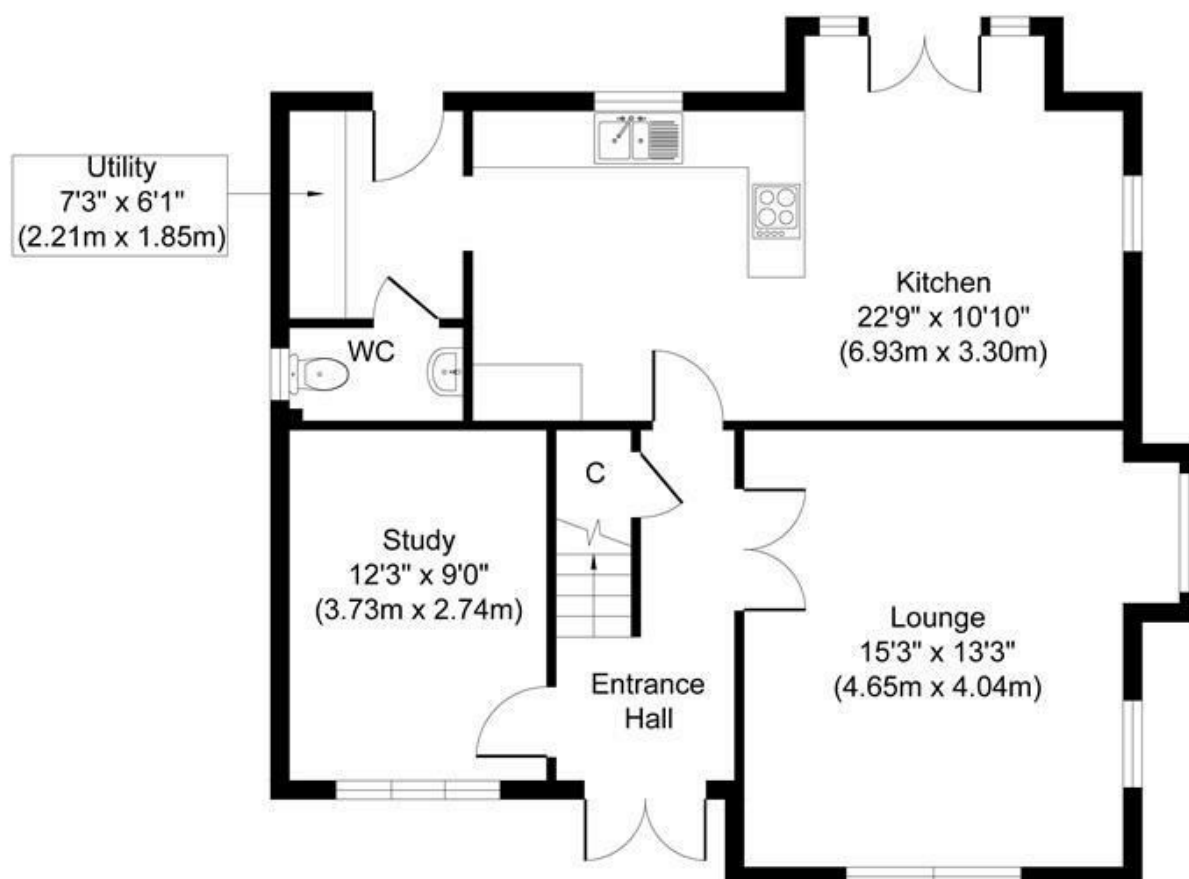
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

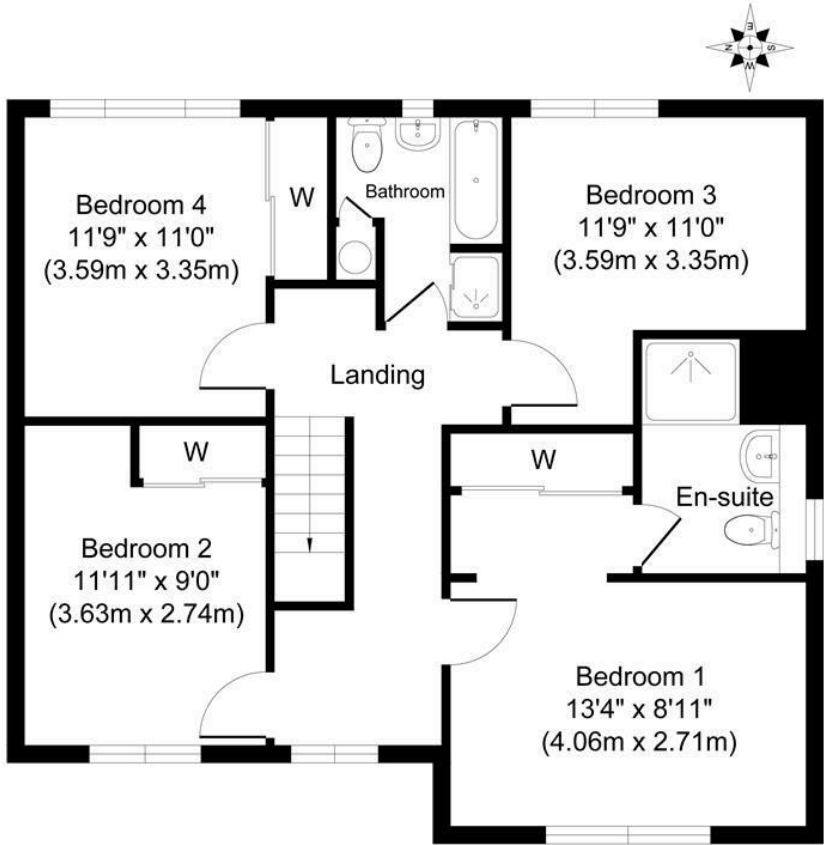




Ground Floor
Approximate Floor Area
753 sq. ft
(69.97 sq. m)

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
722 sq. ft
(67.03 sq. m)

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