



The Robins, Rusholme Lane

Park Row

Offers Over £900,000

Drax | Selby | YO8 8PW



5 3 2 B

Situated in approximately half an acre plot, The Robins presents a perfect balance between modern architecture and family living space. This striking home benefits from 16 KW 'Air-Source' heating system, zoned under floor heating throughout the ground floor and 'Solar Edge' System.

Flexibility is offered with multiple reception rooms for both home-living and entertaining. The Master Bedroom benefits from having 'His and Hers' walk-in wardrobes, as well as a 'Jack and Jill' En-Suite.

Views of the open countryside can be enjoyed and fully appreciated from the Roof Terrace to the rear.

The Robins sits behind aluminium electric gates, leading to a driveway with an ample capacity for parking, as well as having a Detached Garage and Gym.

The village of Drax is the location of the prestigious 'Drax Read School,' is home to 'Drax Cricket Club, The Parish Church of Saint Peter and Saint Paul, and also to 'The Huntsman' Public House. The village is also in close proximity of commuter links and is less than 7 miles to both Selby and Goole respectfully.



Ground Floor Accommodation - Entrance

Composite panel effect door leading through into:

Hallway

31'0" x 10'7" (9.46m x 3.24m)

Oak and glass staircase leading to the First Floor accommodation. Full length uPVC double glazed frosted panels to each side of the entrance door the front elevation. Touchscreen intercom system for electric gates with camera. UPVC double glazed window to the front elevation. Tiled flooring benefitting from underfloor heating. Storage cupboard housing 10KW LG battery, 28 solar panel smart 'SolarEdge' system and under floor heating manifold. Oak doors leading off.

Ground Floor w.c

5'5" x 4'9" (1.67m x 1.45m)

White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into grey vanity unit. Tiled flooring benefitting from underfloor heating. Keypad for smart intruder alarm.



Lounge

18'10" x 16'2" (5.75m x 4.94m)

Cream 'Invicta' multi-fuel cast stove inset to bricked back with stone hearth. UPVC double glazed window to the front elevation giving views over fields. LED edge lighting, flush set television and built-in surround sound system. Control panel for the zoned underfloor heating.

Kitchen Dining Living Area

41'8" x 19'5" (12.71m x 5.92m)

Range of grey, designer, push to open base, wall and larder units with soft close doors. Black, double composite sink with black mixer tap over incorporating instant boiling water tap set into 'shark-nose edge' 'Dekton' white worksurface with matching upstand. Integrated appliances include: electric double ovens, microwave, warming drawers, coffee maker, wine chillers, wine racks, and dishwasher. Centre island benefits from integrated 'Bosch' five ring induction ceramic hob set into 'shark nose edge', 'Dekton' worksurface with built in extractor fan over. The central island also incorporates further storage sections and breakfast bar. UPVC double glazed windows to two aspects; front and side elevation. Seating area to the work surface. Tiled flooring flowing throughout benefitting from underfloor heating. Aluminium double glazed, 4m bi-fold doors to the rear elevation leading out onto patio area with views over fields beyond. Integrated speaker system to ceiling, television point and Oak panel door leading through into:





Boot Room/Rear Hall

14'9" x 7'10" (4.50m x 2.41m)

Range of grey fronted base and larder units. Single bowl black composite sink and drainer with black mixer tap over set into 'shark nose edge' quartz worksurface. Composite panel effect door flanked by uPVC double glazed windows to the rear elevation. Built-in shoe & coat seating area, plumbing for washing machine, extractor fan and tiled flooring benefitting from underfloor heating. Oak and glass door leading into Kitchen Dining Living Area. Control panel for heating.

Garden Room/Playroom

19'5" x 14'9" (5.94m x 4.51m)

Aluminium double glazed, 4m bi-fold doors to the rear elevation leading onto patio/garden. 'Karndean' flooring, television point, speaker system and panel for underfloor heating.

Office / Bedroom Five

13'3" x 9'8" (4.04m x 2.95m)

UPVC double glazed window to the side elevation giving views over fields. 'Karndean' flooring, television point, speaker system, control panel for underfloor heating and media cupboard.

First Floor Accommodation - Galleried Landing

Oak and glass balustrade. UPVC double glazed window to the front elevation, central heating radiator and loft access. Control panel for heating and 'Hikvision' intercom system. Oak doors leading off.



Bedroom One

19'6" x 14'2" max (5.95m x 4.32m max)

UPVC double glazed French doors to the rear elevation leading out to the Roof Terrace. Built in surround sound system and projector screen. Central heating radiator and oak doors leading into 'His and Hers' walk in wardrobes.

His

13'5" x 5'1" (4.10m x 1.56m)

Hanging shelving and storage space. Central heating radiator and oak door leading into 'Jack and Jill' En-Suite.

Hers

13'5" x 5'1" (4.10m x 1.56m)

Hanging shelving and storage space. Central heating radiator and oak door leading into 'Jack and Jill' En-Suite.

'Jack and Jill' En-Suite

13'4" x 8'8" (4.08m x 2.65m)

'Mode' white bath with freestanding mixer tap over and tiled splashback. Walk in shower with smart tap and fixed head shower over and is tiled to ceiling height. 'Mode' white low flush w.c with chrome fittings. 'His and Hers' wash hand basins with mixer taps over and tiled splashback set into grey vanity unit. UPVC double glazed frosted window to the front elevation, wood effect flooring and extractor fan.





Bedroom Two

13'8" x 12'10" (4.17m x 3.92m)

UPVC double glazed window to the front elevation giving views over fields. Central heating radiator, television point and door leading into:



En-Suite

9'2" x 5'4" (2.80m x 1.63m)

Shower cubicle with chrome trimmed glass door, chrome shower, further fixed head shower and brick tiled splashback. 'Mode' white low flush w.c with chrome fittings and white wash hand basin with mixer tap over set into vanity unit with chrome handles and brick tiled splashback. Wall mounted radiator, extractor fan and tiled effect flooring.



Bedroom Three

16'0" x 9'10" (4.88m x 3.02m)

UPVC double glazed French doors to the rear elevation leading out to the Roof Terrace and giving views over garden and fields beyond. Central heating radiator and television point.

Bedroom Four

11'5" x 9'10" (3.48m x 3.00m)

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





Family Bathroom

8'9" x 8'2" (2.69m x 2.51m)

White bath with herringbone brick tiled splashback and 'Mode' inset mixer tap to wall. Separate shower cubicle with black trimmed sliding door, fixed head shower, black controls and herringbone tiled splashback. 'Mode' white low flush w.c with chrome fittings and black wash hand basin with black mixer tap over set into vanity unit with herringbone tiled splashback. UPVC double glazed frosted window to the side elevation. Wall mounted central heating radiator and tiled effect flooring.



Roof Terrace

45'11" x 13'1" (14.00m x 4.00m)

Composite wood grain effect decking with brushed chrome and frosted glass panels giving spectacular views over rear garden and fields beyond. Outside lamps and speaker system.





Exterior - Front

Decorative stoned driveway accessed by aluminium electric gate with keypad entry system and brick pillars with outside lamps. This leads to brick built detached Garage and Gym, then along the side of the property to the Rear. Steps leading to entrance door with blocked edging. Outside hot and cold taps. Boundaries defined by brick wall and fencing. Timber pedestrian access gate giving access to the Rear.

Garage

19'10" x 14'7" (6.05m x 4.46m)

Panel electric door. Power, lighting and storage.

Rear

Indian stone patio area running along the rear. Outside hot and cold taps, smart camera CCTV system, speaker system, lamps and electric point. Dwarf wall and coping with lamps and raised

herbaceous borders. The main garden section is predominantly laid to lawn with herbaceous borders and mature established trees. Boundaries defined by hedging and timber fence. Children's play area to the bottom of the garden. Beyond this is paddock area. Further Indian stone patio area with timber gazebo. Astrourfed area and pedestrian access door leading into Gym.



Gym

20'1" x 14'6" (6.14m x 4.44m)

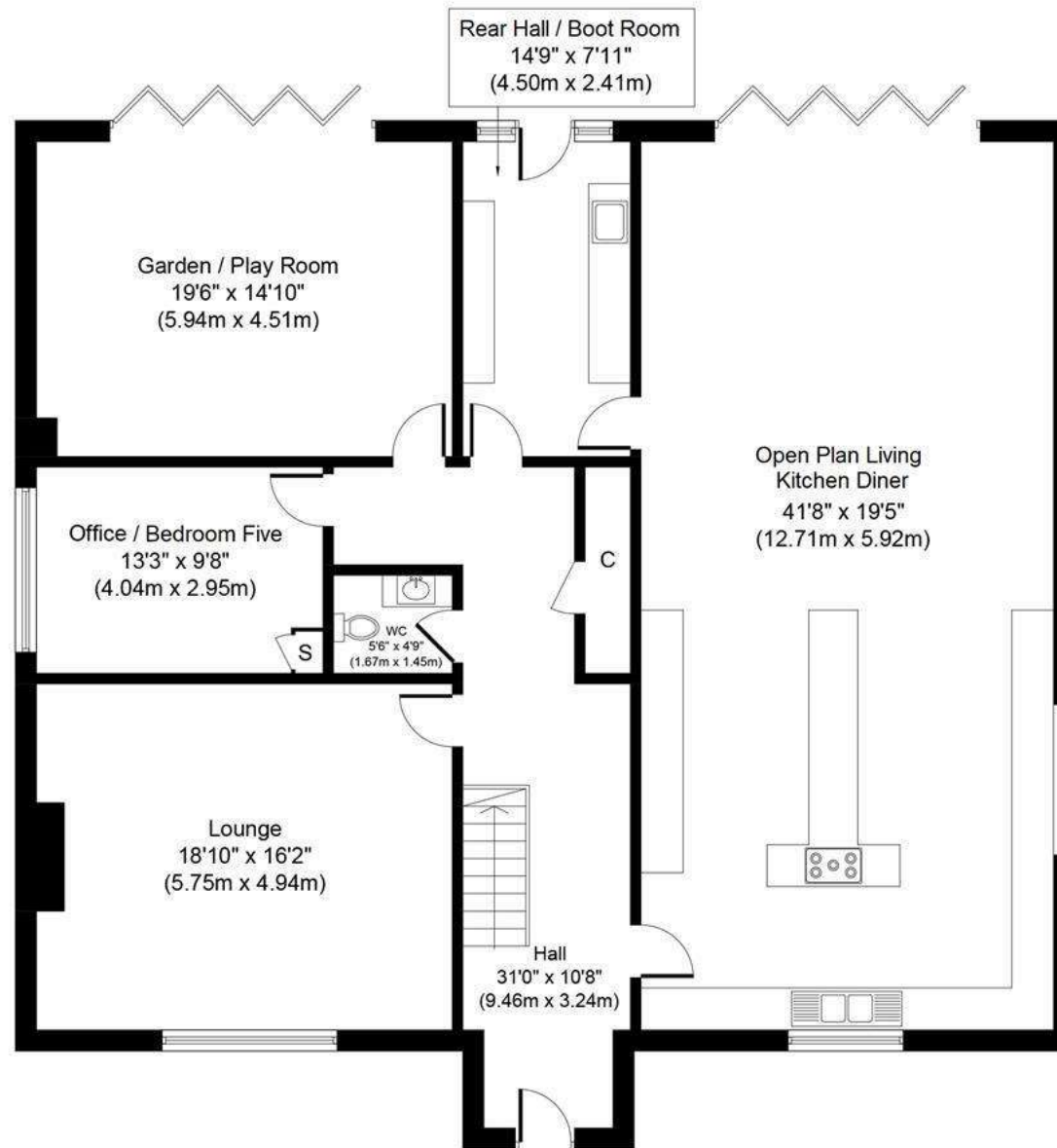
UPVC double glazed window to the side elevation, central heating radiator, wood flooring and television point. Door leading into:

W.C

4'3" x 3'3" (1.30m x 1.00m)

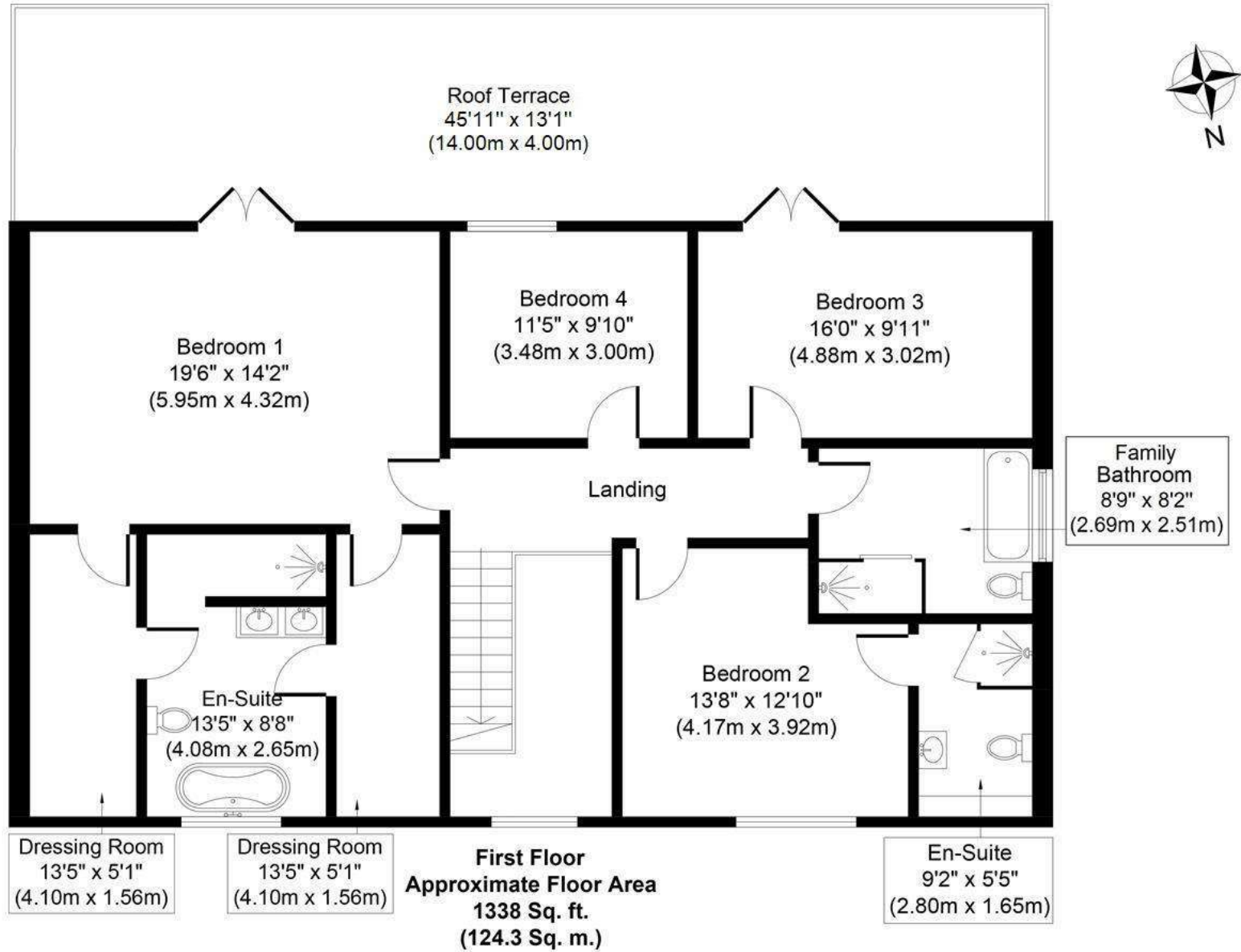
'Mode' white low flush w.c with chrome fittings and white wash hand basin set into white high gloss vanity unit with chrome handles. Extractor fan and wood flooring.



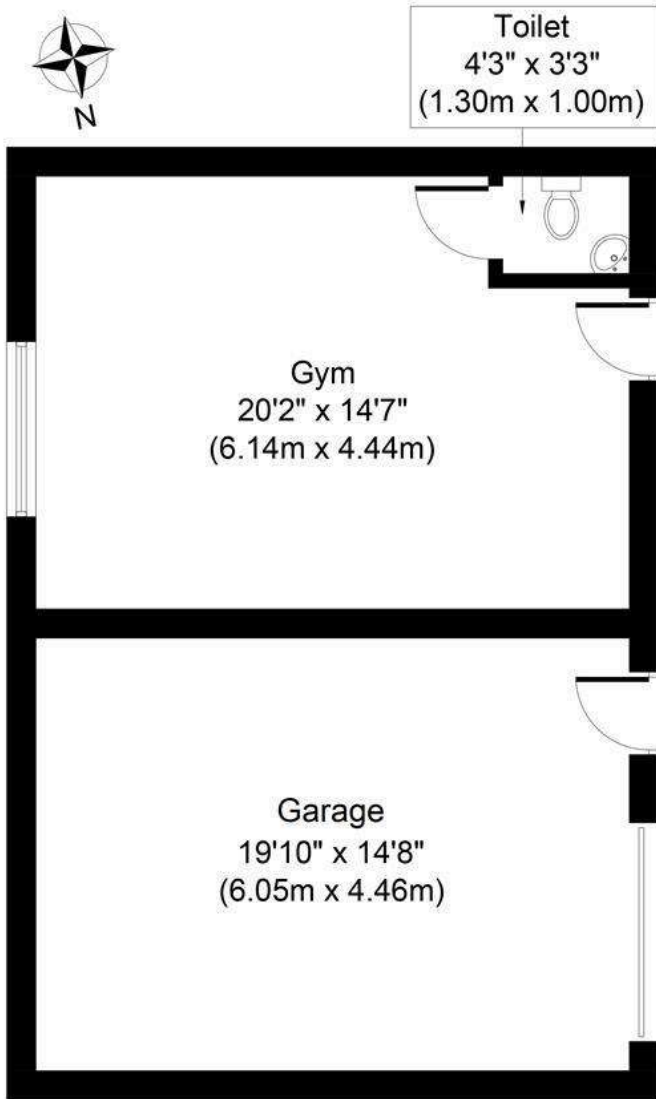


Ground Floor
Approximate Floor Area
2017 Sq. ft.
(187.4 Sq. m.)

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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Approximate Floor Area
604 Sq. ft.
(56.1 Sq. m.)

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Park Row

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Directions

Leave Selby on the A1041 Bawtry Road heading towards Snaith. Proceed through the village of Camblesforth and at the roundabout turn left signposted Drax. Follow this road taking the second exit at the next roundabout signposted Drax village. Follow the Main Road for approximately 0.6 miles and then turn right onto Church Dike Lane. Finally, turn left onto Rusholme Lane where the property is located.

Tenure

Freehold

Council and Tax Banding

Local Authority: Selby District Council
Band: D

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.



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