

# Park Row



**Station Road, Hambleton, Selby, YO8 9HY**

**Offers Over £220,000**



**\*\* NO UPWARD CHAIN \*\* EN-SUITE TO MASTER BEDROOM \*\* VILLAGE LOCATION\*\*** Situated in the village of Hambleton, this semi detached property briefly comprises: Kitchen Diner, Groundfloor w.c and Lounge. To the First Floor are three bedrooms, En-Suite to Bedroom One and Bathroom. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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

Composite panel effect door with top section having double glazed frosted panel leading into:

### Kitchen Diner

12'3" x 11'9" (3.74m x 3.59m)



Range of blue base and wall units with chrome handles. Single bowl stainless steel sink and drainer set into granite effect laminate work surface with chrome mixer tap over and tiled splashback. Integrated appliances include: oven, four ring gas hob with electric extractor fan over benefitting from downlighting and dishwasher. UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring. Storage cupboard and doors leading off.



### Groundfloor w.c

6'2" x 3'1" (1.90m x 0.96m)



White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over. UPVC double glazed window to the front elevation and central heating radiator.

### Lounge

15'3" x 13'8" (4.65m x 4.19m)



Feature wall with surround sound speaker. UPVC double glazed window and uPVC double glazed patio doors to the rear elevation. Central heating radiator, television and telephone points. Stairs leading to First Floor Accommodation with balustrade and spindles.



### FIRST FLOOR ACCOMMODATION- Landing



UPVC double glazed window to the side elevation. Loft access and storage cupboard housing hot water cylinder. Doors leading off.

### Bedroom One 10'10" x 8'5" (3.32m x 2.57m)



Range of white fitted wardrobes. UPVC double glazed window to the rear elevation and central heating radiator. Door leading into:





**En- Suite**  
8'4" x 3'4" (2.56m x 1.02m)



Shower cubicle with chrome shower and chrome controls and is tiled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over and tiled splashback. Central heating radiator and extractor fan.

**Bedroom Two**  
9'1"x 6'6" (2.79m x 2.00m)



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

**Bedroom Three**  
9'6" x 8'5" (2.92m x 2.58m)



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

## Bathroom

6'5" x 6'3" (1.97m x 1.91m)



White panel bath with chrome taps and further chrome shower attachment. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the front elevation. The room is tiled to mid height.

## EXTERIOR

### Front



Storm porch and outside lighting. Steps down to flagged pathway leading to driveway. The driveway leads to single garage with up and over door. Lawned section with herbaceous borders.

## Rear



The garden is predominantly laid to lawn with timber decking area and further hardstanding. Composite panel door giving access into the garage. Boundaries defined by timber fence and timber posts.

## Directions

Leave Selby on the A1238 (Leeds Road) heading in the direction of Leeds. Continue through the village of Thorpe Willoughby and at the roundabout bear right onto the A63 again heading towards Leeds. As you enter the village of Hambleton this becomes Main Road. Take a right onto St Marys Approach and then right again onto Station Road. The property can be clearly identified by a Park Row 'For Sale' board.

## Tenure: Freehold

## Council: North Yorkshire 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

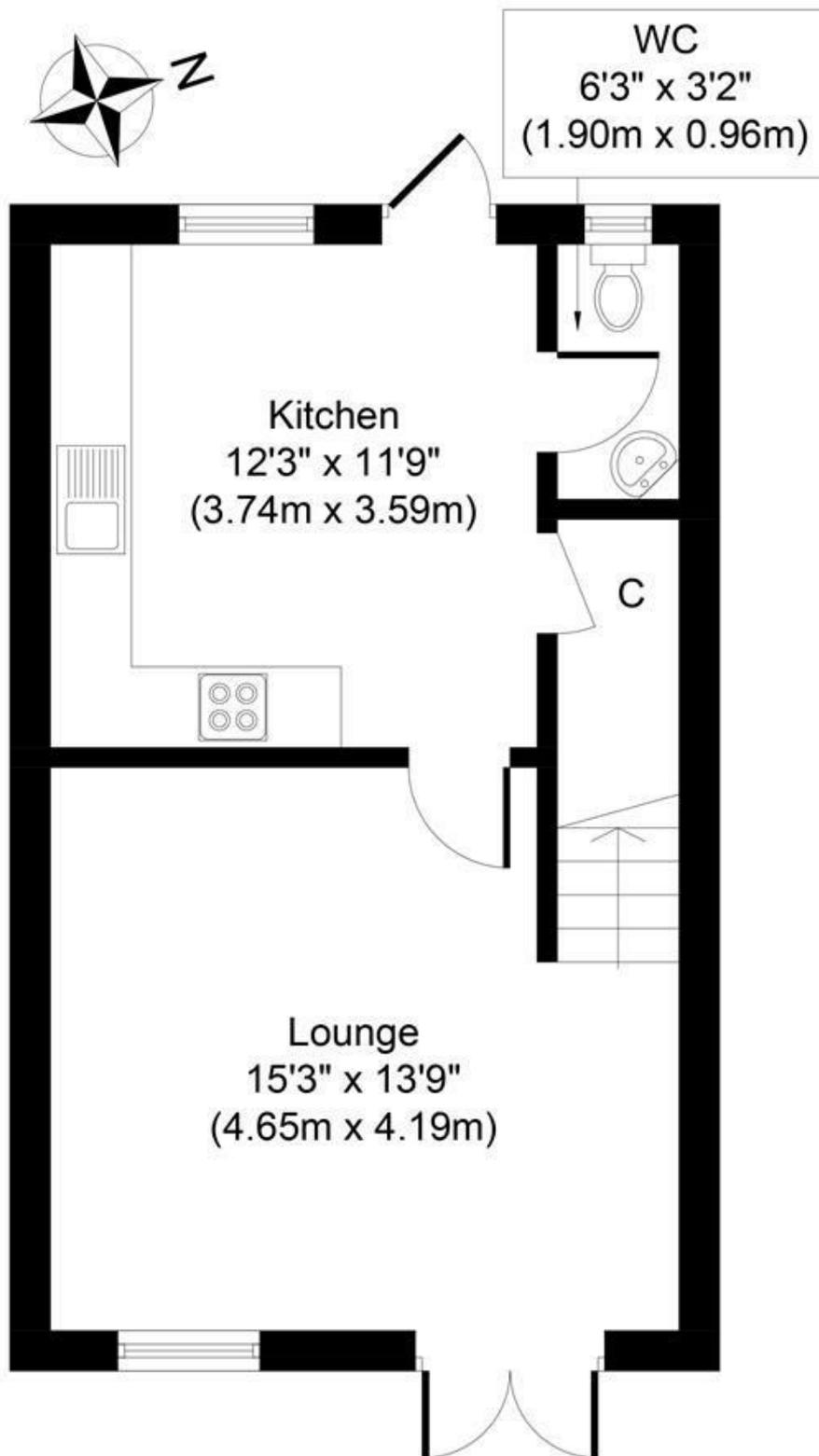
CASTLEFORD - 01977 558480

### **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.

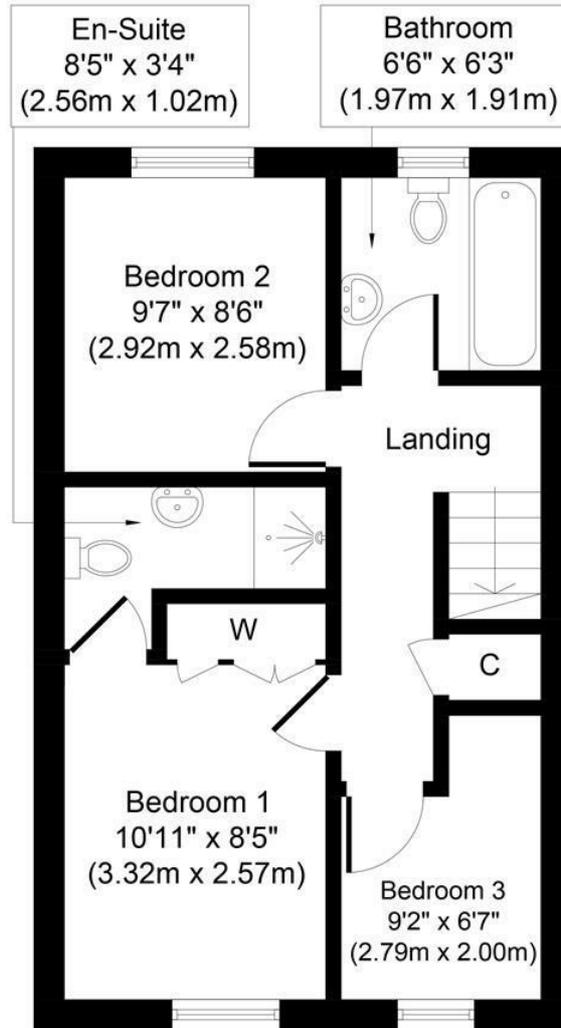




**Ground Floor**  
**Approximate Floor Area**  
**406 Sq. ft.**  
**(37.7 Sq. m.)**

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**  
**406 Sq. ft.**  
**(37.7 Sq. m.)**

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