

Park Row



Rosemary Drive, Carlton, Selby, DN14 9GJ

Offers Over £450,000



**** FINISHED TO A HIGH SPECIFICATION ** UNIQUE DEVELOPMENT ** DETACHED GARAGE ** CLOSE TO SCHOOLS ****
Situating on a private development of four properties in the desirable village of Carlton, this beautiful newly built family home briefly comprises: Entrance Hall, Lounge, Kitchen Dining Living Area, Utility Room and Ground Floor W.C. The Ground Floor also benefits from underfloor heating throughout. To the First Floor Accommodation are four generous double bedrooms; with En-Suite and Walk-in Dressing Room to the Master Bedroom, and a Family Bathroom. The property benefits from Fibre Broadband. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

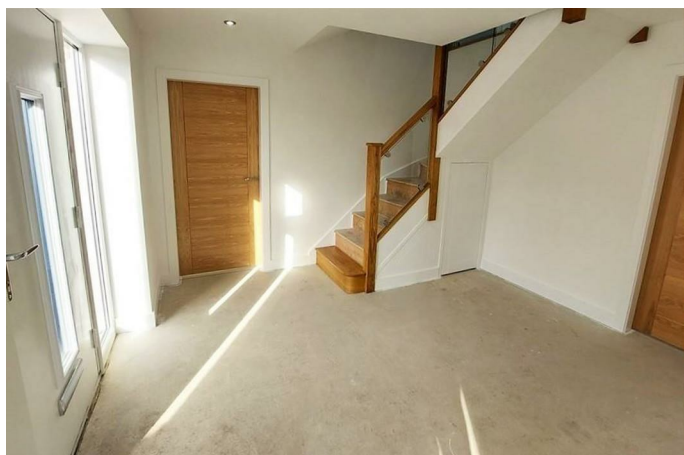
Composite door with centre section having double glazed panels to the front elevation, leading into:

Hall

11'9" x 10'8" (3.59m x 3.27m)



Full length uPVC double glazed units flanking the entrance door. Staircase leading to First Floor Accommodation with oak newel posts and balustrade. Understairs storage cupboard, keypad for intruder alarm and control panel for underfloor heating. Timber doors leading off.



Lounge

28'1" x 12'6" (8.58m x 3.83m)



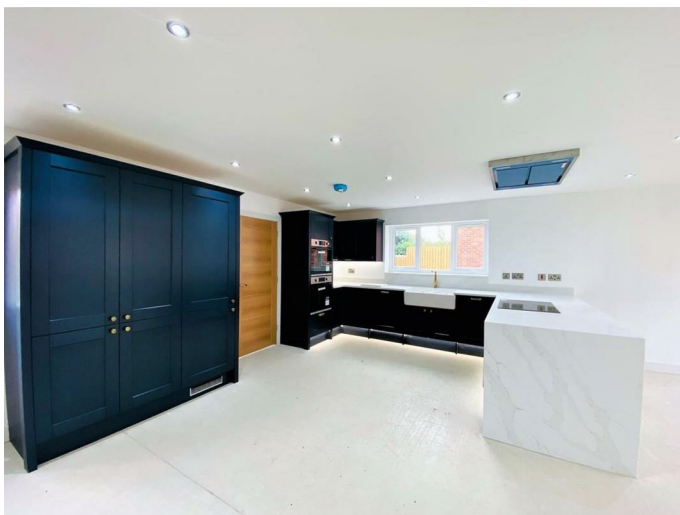
UPVC double glazed bay window to the front elevation. Television and telephone points and control panel for underfloor heating. Double glazed bi-fold doors to the rear elevation leading into:





Kitchen Dining Living Area

27'4" x 24'1" (maximum) (8.35m x 7.35m (maximum))



Range of blue wood grain effect base, wall and larder units in 'Shaker' style with brass handles. White double pot sink set into quartz worktops with mixer tap over and matching upstand incorporating breakfast bar area. Integrated appliances include: double electric ovens, five ring ceramic hob, brushed steel electric extractor fan benefitting from downlighting, dishwasher, fridge, freezer and wine chiller. UPVC double glazed windows to side, rear and front elevations; with the front having a bay window. Television and telephone points. Control panel for underfloor heating.



Utility Room

11'8" x 9'4" (3.56m x 2.85m)

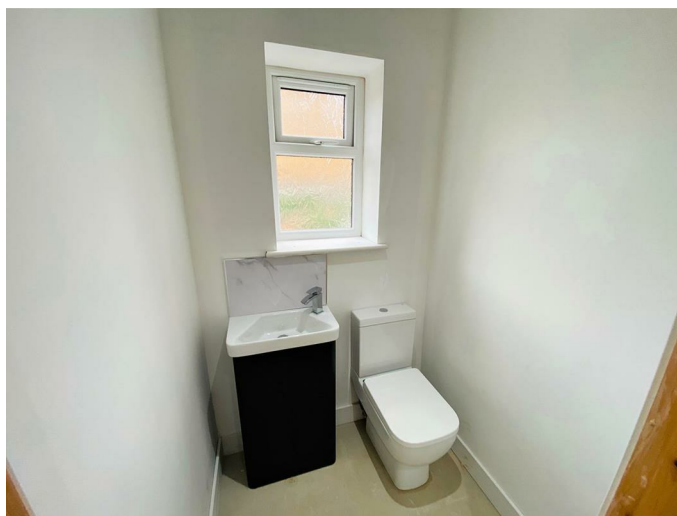


Range of blue wood grain base units. Single bowl stainless steel sink and drainer with chrome mixer tap over set into a quartz work surface with matching upstand. UPVC door with top section having double glazed frosted glass to the side elevation and uPVC double glazed window to the rear elevation. 'Vaillant' central heating boiler is located here. Plumbing for washing machine, key pad for intruder alarm and control panel for underfloor heating. Timber door leading into:



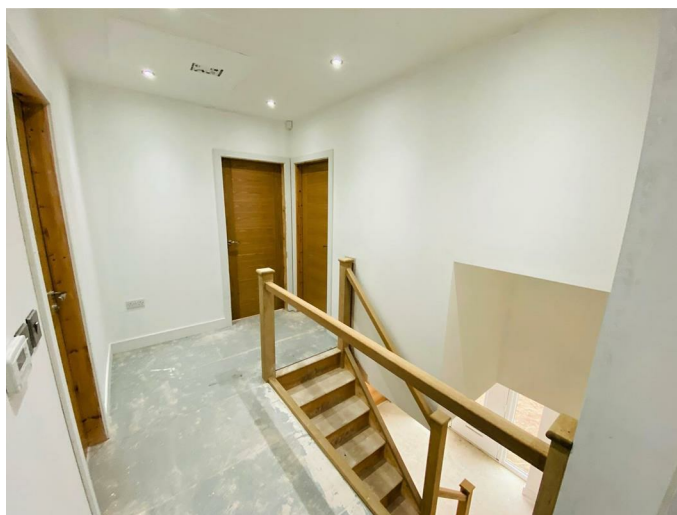
W.C

4'3" x 3'10" (1.30m x 1.18m)



White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into a vanity unit with splashback. UPVC double glazed frosted window to the rear elevation.

First Floor Accommodation - Landing



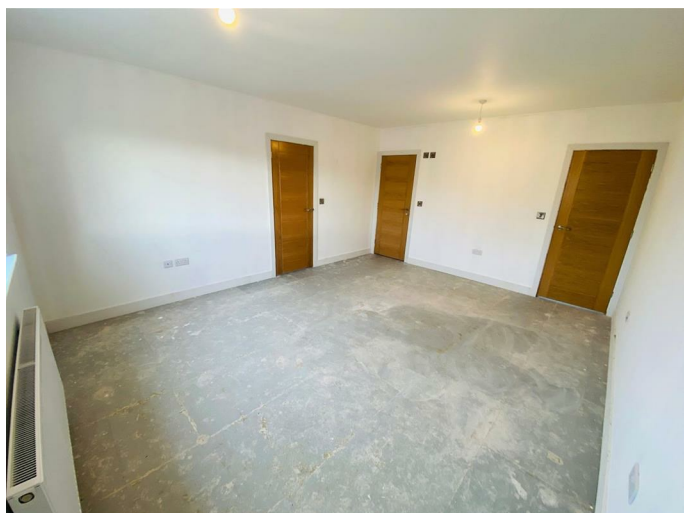
Oak balustrade and spindles. Loft access, central heating radiator and doors leading off.

Bedroom One

16'3" x 12'11" (4.97m x 3.95m)

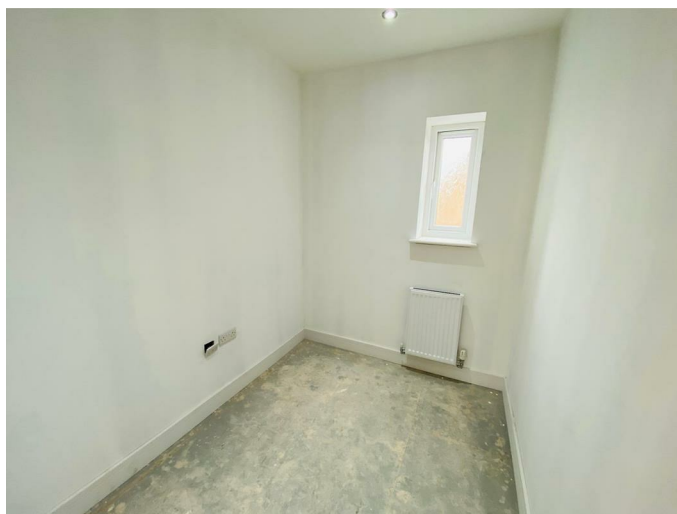


UPVC double glazed window to the front elevation, central heating radiator and television point. Timber doors leading off.



Walk-in Dressing Room

7'4" x 6'1" (2.25m x 1.86m)



UPVC double glazed frosted window to the rear elevation, telephone point and central heating radiator.

En Suite

7'3" x 6'5" (2.23m x 1.96m)



Walk-in shower cubicle with chrome shower and fixed head shower over with chrome trimmed sliding doors. The shower area is wet walled to ceiling height. White low flush w.c with concealed cistern and chrome controls. White wash hand basin with chrome mixer tap over set into a vanity unit with quartz worktop and splashback. Further storage units with chrome handles. UPVC double glazed frosted window to the rear elevation. Extractor fan, wall mounted contemporary central heating radiator and tiled effect flooring.



Bedroom Two

12'10" x 12'6" (3.93m x 3.83m)



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



Bedroom Three

12'7" x 10'9" (3.84m x 3.28m)



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

Bedroom Four

10'10" x 7'7" (3.31m x 2.33m)



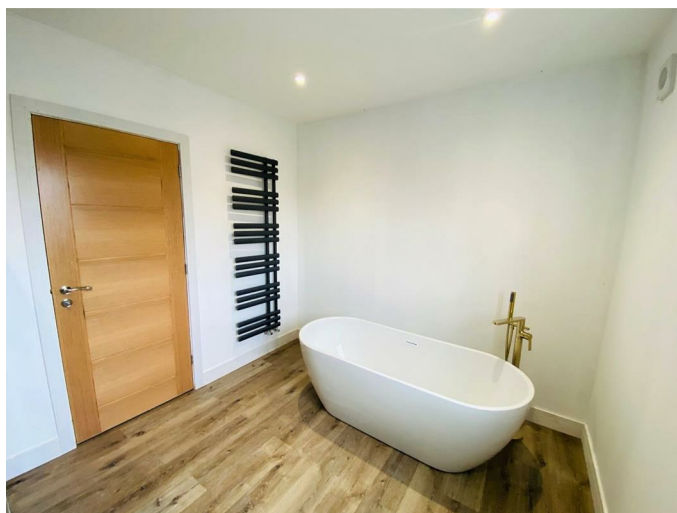
UPVC double glazed window to the front elevation, overstairs shelving unit and central heating radiator.

Bathroom

10'10" x 9'0" (3.31m x 2.75m)



White freestanding bath with freestanding gold brass mixer tap and shower attachment over. Separate shower cubicle with gold brass trimmed door, matching shower including fixed head shower and controls with herringbone tiled splashback. White low flush w.c with concealed cistern and gold brass controls. White wash hand basin with gold brass mixer tap over set into quartz work surface and vanity unit with gold brass handles. Herringbone tiled splashback. UPVC double glazed frosted window to the rear elevation. Extractor fan, wall mounted contemporary central heating radiator and wood effect flooring.



Exterior - Front

Outside lamps.

Side

Further outside lamps, outside tap and flood light on 'PIR' sensor. Detached garage with uPVC door; top section having double glazed frosted glass to the side elevation, and uPVC double glazed window to the side elevation.

Rear

Further outside lamps and garden area.

Directions

Leave the Selby office and head towards the Abbey and turn right at the traffic lights onto the A1041 Bawtry Road, proceeding along this road passing through the villages of Camblesforth and enter the village of Carlton. Continue down the High Street, turn right to Pinfold Lane and go to the bottom of the road where you reach Low Street. Turn right again and the development is situated on the right.

Tenure

Freehold

Council Tax Banding

Local Authority: Selby District Council


Band: TBC

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

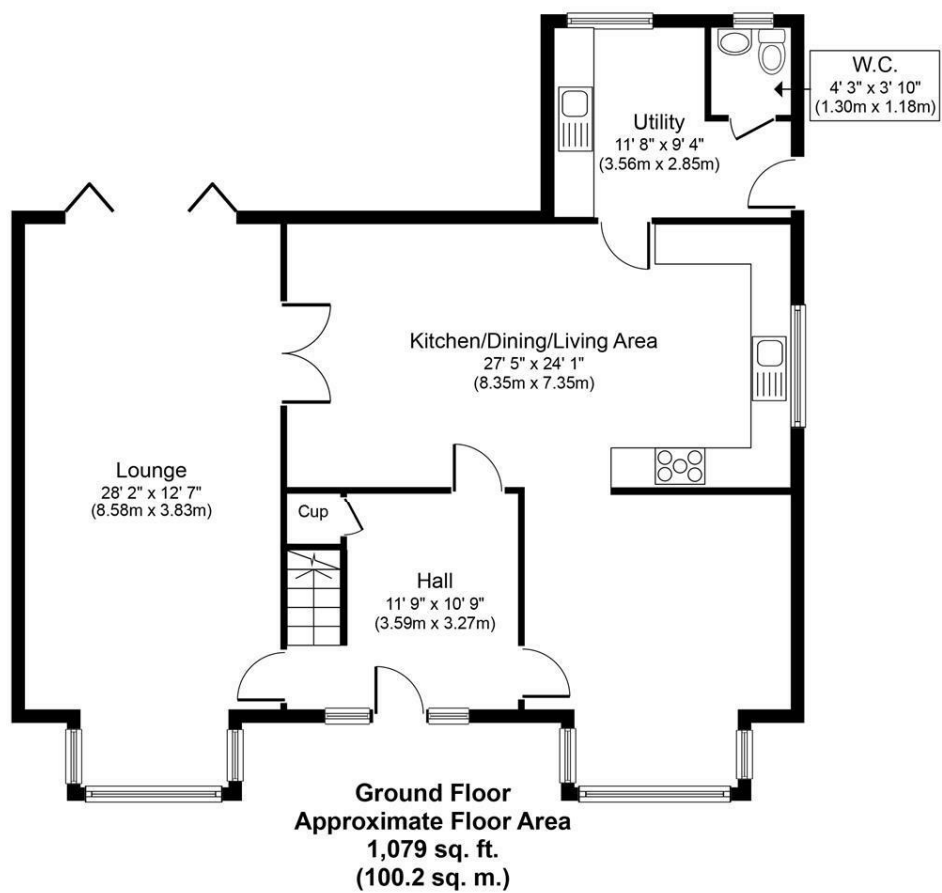
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

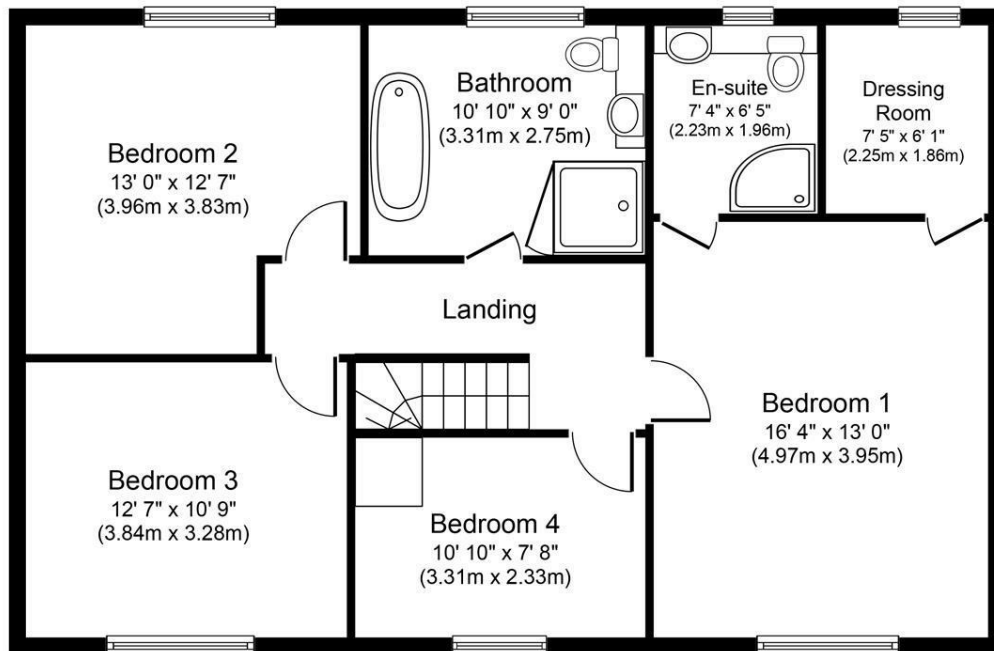
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





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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