

Park Row



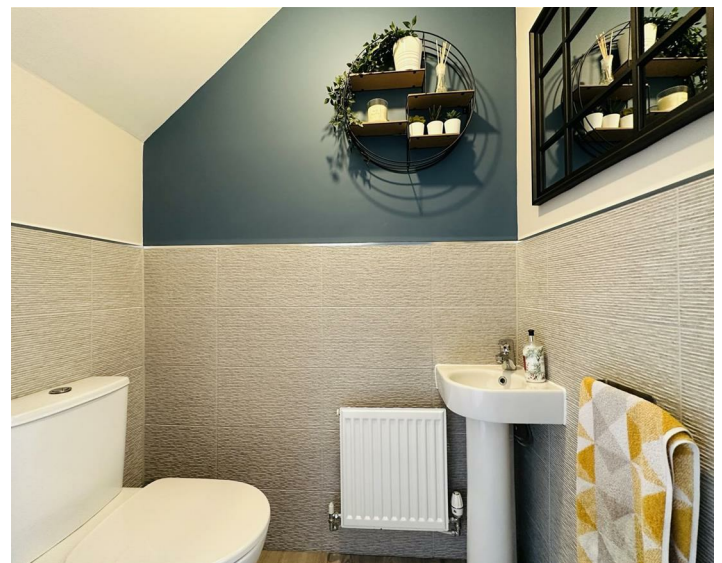
Foxglove Way, Hambleton, Selby, YO8 9UB

£275,000



**** SOUTH FACING GARDEN ** OFF STREET PARKING ****Situated in the village of Hambleton, this semi-detached property benefits from Hall, Ground Floor w.c, Lounge and Kitchen Diner. To the First Floor are two bedrooms and a Family Bathroom. To the Third Floor is the master bedroom with an Ensuite. Externally there is off street parking and a fully enclosed garden to the rear. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











PROPERTY SUMMARY

Situated in the sought after village of Hambleton, Selby, this modern three-storey semi-detached home is ideal for families or anyone seeking a versatile and comfortable living space. The property welcomes you with an entrance hall that leads through to a spacious and contemporary kitchen/diner, perfect for family meals or entertaining guests. The kitchen is well-equipped with modern units and work tops. There is also a convenient downstairs W.C. Completing the ground floor is a generous lounge to the rear, featuring French doors that open out onto the garden, filling the room with natural light and offering a seamless indoor-outdoor feel. The first floor comprises two good-sized bedrooms, one of which benefits from fitted wardrobes, providing ample storage. There is also a stylish and well-appointed family bathroom with modern fittings and a neutral finish. The entire top floor is dedicated to the impressive master suite. This bedroom includes a bespoke built-in wardrobe, thoughtfully designed to maximise space and style. The master also enjoys the luxury of a private ensuite. To the front, the property benefits from off-street parking. The rear garden is south facing, featuring a paved patio area ideal for outdoor dining, a lawned section perfect for children or pets, and a charming wooden pergola set in the back corner, creating a cosy spot for relaxing or entertaining.

GROUND FLOOR ACCOMMODATION

Hall

6'0" x 5'0" (1.84m x 1.54m)

Kitchen Diner

17'1" x 10'5" (5.23m x 3.18m)

Lounge

13'10" x 12'0" (4.23m x 3.67m)

Downstairs w.c.

5'1" x 3'1" (1.57m x 0.95m)

FIRST FLOOR ACCOMMODATION

Bedroom Two

13'8" x 11'11" (4.18m x 3.65m)

Bedroom Three

10'8" x 7'1" (3.27m x 2.18m)

Family Bathroom

7'1" x 6'1" (2.16m x 1.87m)

SECOND FLOOR ACCOMMODATION

Bedroom One

22'5" x 13'10" (6.84m x 4.23m)

Ensuite

8'9" x 4'7" (2.67m x 1.42m)

EXTERIOR

Front

Off street parking with a pathway leading to the entrance.

Rear

Patio doors lead out into the rear garden, which is mainly paved with a lawned area. Fully enclosed with seating area to the far side.

DIRECTIONS

Head down the main street of Selby towards Gowthorpe on the A1238, continue all the way up through Thorpe Willoughby to the round about. Go right at the roundabout on to the A63 towards Hambleton. Turn right onto the Taylor Whimpey development and take the first right. The property can be clearly identified by a Park Row 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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: 5G


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.

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 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.

MEASUREMENT'S.

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 HOUR'S.

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

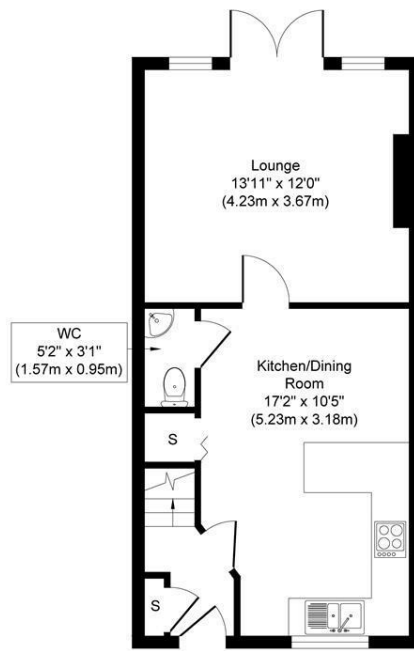
CASTLEFORD - 01977 558480

VIEWING'S.

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.

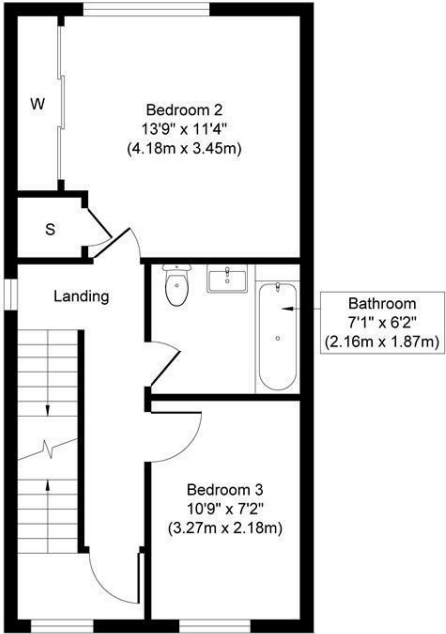




Ground Floor
Approximate Floor Area
412 sq. ft
(38.28 sq. m)

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
412 sq. ft
(38.28 sq. m)

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