

# Park Row



**Wistow Road, Selby, YO8 3LZ**

**Offers Over £450,000**



**\*\* DOUBLE GARAGE \*\* SOUTH-WEST FACING REAR GARDEN \*\*** Situated in Selby, this Detached Bungalow briefly comprises: Hall, Lounge, Dining Area, Kitchen, Double Garage, W.C, three bedrooms, En-Suite and Bathroom. Externally, the property benefits from having ample parking and front and rear gardens. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POSITION 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

Timber panel door with single glazed panels to the side elevation leading into:

### Hall

18'0" x 13'2" max (5.50m x 4.03m max)

\*Being L Shaped

Timber framed single glazed panels flanking the entrance door. Central heating radiator, loft access and oak panel doors leading off.

### Lounge

20'11" x 18'11" (6.40m x 5.77m)



Inset brick fireplace with timber mantel and multi fuel burner. UPVC double glazed window to the front elevation and uPVC double glazed sliding doors to the side and rear elevations. Central heating radiator, television point and wood flooring. Aperture flowing through into:



### Dining Area

11'10" x 10'11" (3.63m x 3.34m)



UPVC double glazed sliding patio doors to the rear elevation leading out to patio area and central heating radiator. Timber panel effect door with single glazed panels leading into Hall.



### Kitchen

13'11" x 10'11" (4.25m x 3.33m)



Range of beech effect base and wall units with brushed chrome 'T' bar handles. Electric cooker point and plumbing for washing machine. Single bowl stainless steel sink and drainer with chrome taps over set into granite effect laminate work surface with tiled splashback. UPVC double glazed window to the rear elevation, wood effect laminate flooring, central heating radiator and door leading into:



### Garage One

22'7" x 12'5" (6.90m x 3.80m)

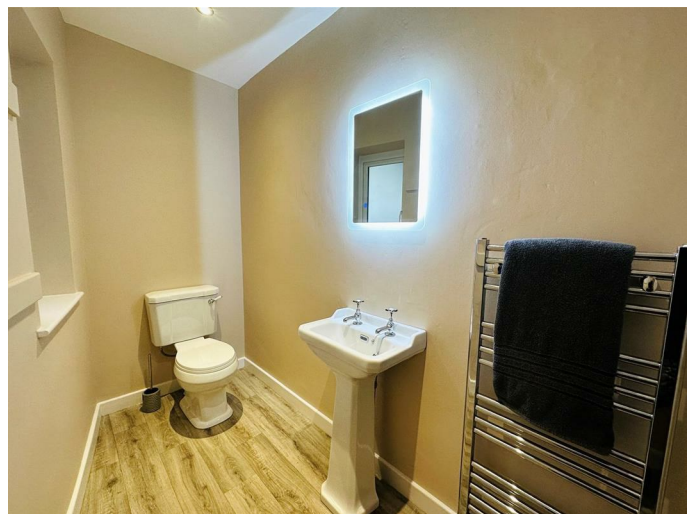
Electric doors and power.

### Garage Two

22'7" x 10'5" (6.90m x 3.20m)

### W.C

8'10" x 4'3" max (2.71m x 1.30m max)



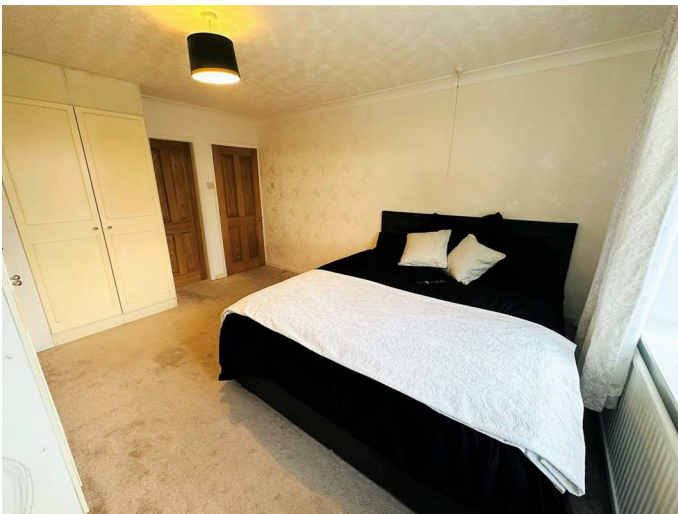
White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the side elevation. Vanity mirror, chrome heated towel rail, extractor fan and wood effect laminate flooring.

## Bedroom One

14'8" x 11'11" max (4.49m x 3.64m max)



Range of cream fronted fitted wardrobes. UPVC double glazed bow window to the front elevation and uPVC double glazed window to the side elevation. Central heating radiator and television and telephone points. Oak panel effect door leading into:



## En-Suite

8'9" x 6'9" (2.67m x 2.06m)



Walk-in shower with chrome shower over and inset chrome controls. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the side elevation. Vanity mirror, chrome heated towel rail and extractor fan. The room is wet walled on all walls to ceiling height and includes flooring.

## Bedroom Two

16'11" x 14'8" (5.18m x 4.48m)



Range of cream fronted fitted wardrobes. UPVC double glazed bow window to the front and elevation and uPVC double glazed full length window to the side elevation. Central heating radiator.



### Bedroom Three

13'5" x 8'11" (4.09m x 2.73m )



Range of cream fronted fitted wardrobes. UPVC double glazed full length window to the side elevation and central heating radiator.

### Bathroom

15'9" x 6'11" max (4.81m x 2.13m max)

Bath and separate corner shower cubicle with chrome shower over. Low flush w.c and pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the side elevation and central heating radiator. The room is tiled on all walls to ceiling height.

### Exterior - Front



Storm porch with outside light. Flagged patio area which merges onto concrete driveway. The garden is predominantly laid to lawn with decorative gravelled parking area for multiple vehicles. The pathway continues across the front of the property and along the side to a further lawned section. Continuing round the full perimeter of the property, the flagged pathway leads to herbaceously planted borders and in turn, to the Rear. Boundaries defined by timber fence, brick wall and double decorative wrought iron vehicular and pedestrian access gates.





### Rear



Predominantly laid to lawn with established trees and shrubs and flagged patio area. Composite panel door with top section having double glazed panel leading into Garage. Boundaries defined by timber fence and brick wall.





### Directions

Head north east on Finkle Street toward Micklegate and turn left onto B1223. At the roundabout, take the 2nd exit onto Millgate. At the roundabout take the second exit to continue straight onto Wistow Road. The property is located on the left hand side.

### Tenure

Freehold

### Council Tax

Local Authority: Selby District Council  
Band: F

### 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

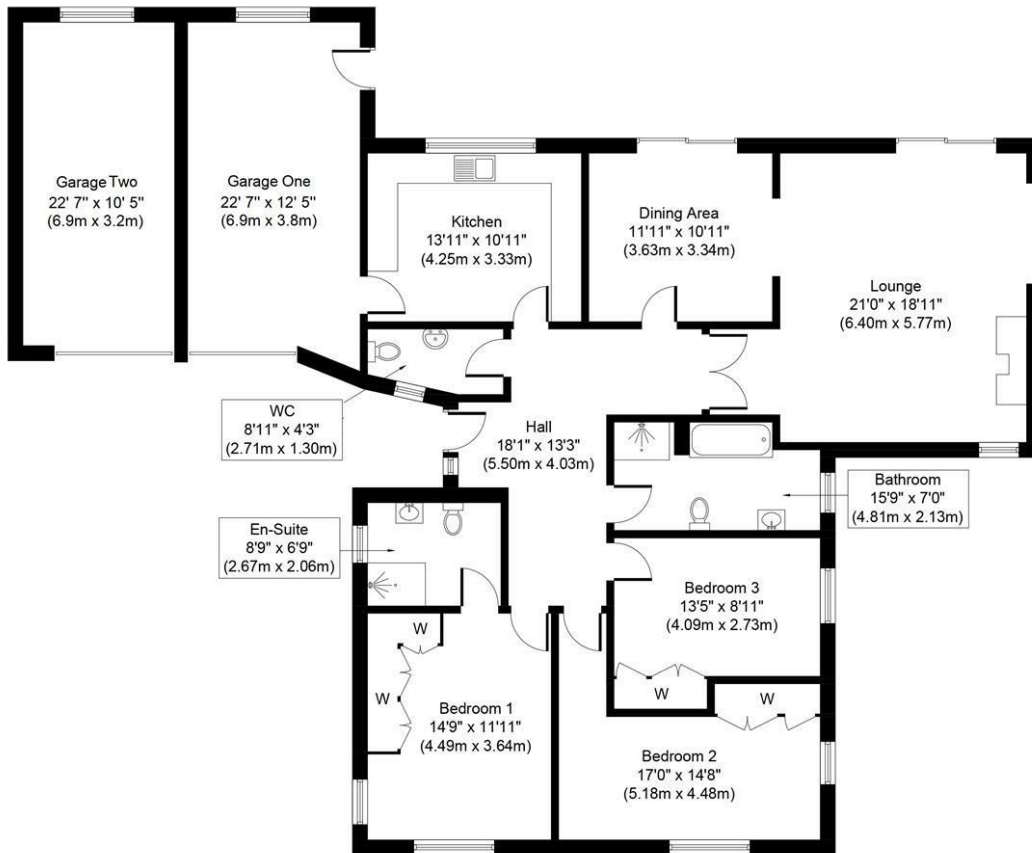
PONTEFRACT - 01977 791133

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.



Approximate Floor Area  
(Excluding Garage)  
1531 Sq. ft.  
(142.2 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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