

# Park Row



## Cliffe Country Lodges, Cliffe Common, Selby, YO8 6PA

Offers Over £160,000



\*\* OPEN PLAN LIVING KITCHEN DINER \*\* UTILITY ROOM \*\* Situated within the exclusive gated community of Cliffe Country Lodges, just on the outskirts of the village of Cliffe, This fully furnished Holiday Lodge is finished to a high specification and briefly comprises: Utility / Hall, Open Plan Lounge Kitchen Diner, two bedrooms, one with an En-Suite and further Bathroom. Externally there is a decked area and ample parking. 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'.



## Accommodation - Entrance

UPVC door with top section having double glazed frosted panel to the side elevation, leading through into:

### Utility / Hall

6'2" x 5'8" (1.89m x 1.74m)



Grey-fronted base units and cupboard housing the central heating boiler, with brushed chrome 'T-bar' handles. Single bowl stainless steel sink and drainer with chrome mixer tap over, set into wood block effect laminate worksurface with matching upstand. Washing machine, central heating radiator and wood effect vinyl flooring. Door with top section having single glazed bevelled edge panels, leading through into:

### Open Plan Living Kitchen Diner

21'7" x 19'5" (max) (6.59m x 5.93m (max))

Benefitting from a vaulted ceiling.

### Lounge Dining Area

19'5" x 13'9" (5.93m x 4.20m)



UPVC double glazed patio doors to the front elevation,

flanked by full-length double glazed units. UPVC double glazed windows to the front and both side elevations. Electric fire set into fireplace, television point and central heating radiators.

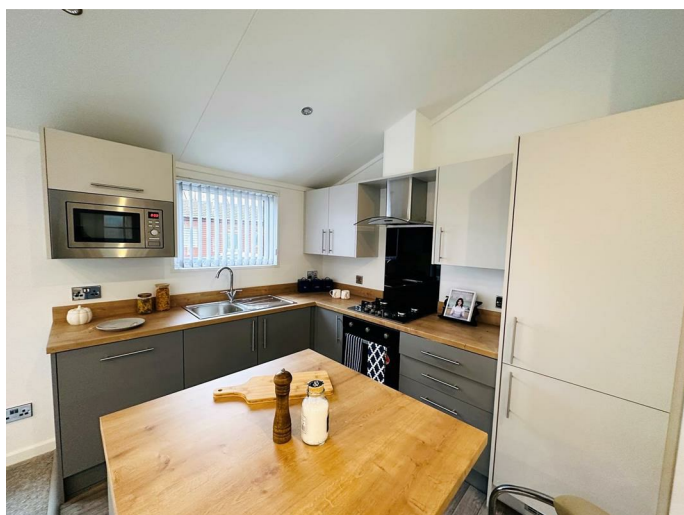


## Kitchen Area

13'0" x 7'10" (3.97m x 2.39m)



Range of grey-fronted base and wall units, with brushed chrome 'T-bar' handles. Single bowl stainless steel sink and drainer with chrome mixer tap over, set into wood block effect laminate worksurface and matching upstand. Central island with matching cupboard space and breakfast bar area. Integrated appliances include: four ring gas hob with glass splashback, brushed steel and glass electric extractor fan with downlighting, electric oven, fridge / freezer, brushed steel microwave and dishwasher. Central heating radiator, wood grain effect vinyl flooring and door leading through into:



## Inner Hall

8'5" x 3'1" (2.59m x 0.94m)

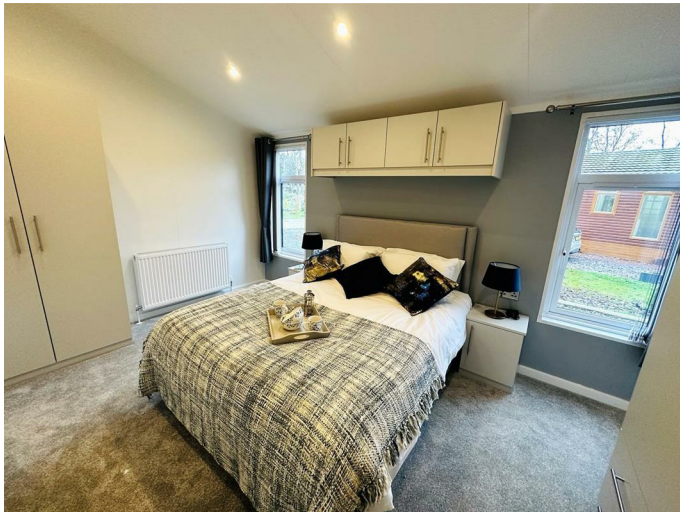
Central heating radiator and doors leading off.

## Bedroom One

14'2" x 9'6" (4.33m x 2.90m)



Range of grey-fronted fitted wardrobes, incorporating drawer and vanity sections, with chrome 'T-bar' handles. UPVC double glazed windows to the side elevation.



Central heating radiator, television point and door leading through into:

### En-Suite

8'9" x 3'5" (2.69m x 1.06m)

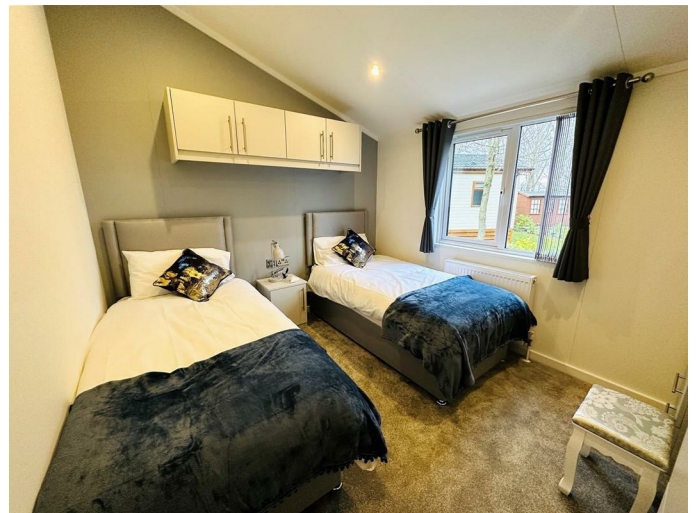


Chrome trimmed shower cubicle, housing chrome shower and controls. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over, set into high-gloss vanity unit with brushed chrome 'T-bar' handles. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail, mirror-fronted cabinet with LED lighting, wood grain effect vinyl flooring and electric extractor fan.



### Bedroom Two

11'1" x 9'6" (3.38m x 2.90m)



Range of grey-fronted fitted wardrobes, incorporating cupboard and vanity sections, with chrome 'T-bar' handles. UPVC double glazed window to the side elevation. Central heating radiator and television point.



### Bathroom

8'3" x 6'2" (2.54m x 1.89m)



White panel bath with chrome mixer tap over, chrome shower attachment and chrome trimmed shower screen. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over, set into high-gloss vanity unit with brushed chrome 'T-bar' handles. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail, grey storage unit, mirror-fronted cabinet with LED lighting, wood grain effect vinyl flooring and electric extractor fan.

### Exterior



Composite decking area with newel posts and smoked glass balustrade, wrapping around the side and front of the property, offering a spacious area for socialising. Outside lighting and steps leading to flagged patio area and then in turn to gravelled hardstanding for parking.





### Directions

Leave Selby via A19 towards York, turning right onto A63, passing through village of Osgodby into village of Cliffe. At crossroads turn left onto York Road, proceed over the railway crossings and follow the road until the next crossroads where the park is located.

### Tenure: Leasehold

#### TENURE

Please note: The 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

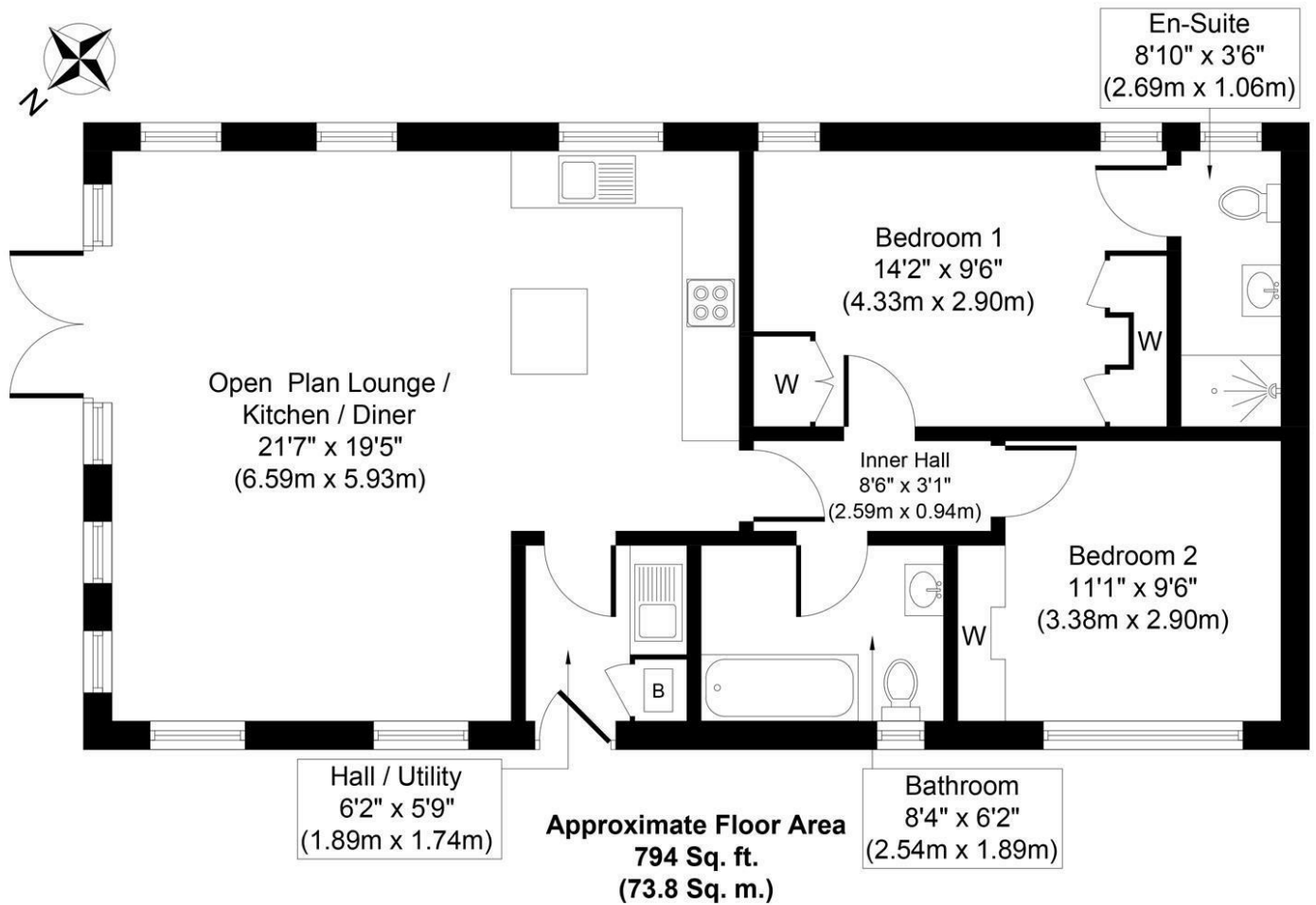
PONTEFRACT - 01977 791133

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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