

Park Row



Blacksmith Lane, Asselby, Howden, DN14 7HB

Offers Over £290,000



**** NO UPWARD CHAIN ** DETACHED BARN CONVERSION ** CONVERTED IN 2020 **** Situated in the desirable village of Asselby, this individual converted barn briefly comprises: Hall, Lounge Kitchen Diner, two bedrooms and Shower Room. To the First Floor is the Master Bedroom with En-Suite section. Externally, the property has a driveway for off street parking, a lawned garden and Indian stone patio area. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THIS LOVELY HOME 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

Hardwood timber door with top section having double glazed frosted panel to the front elevation leading into:

Hall

11'10" x 8'3" (3.61m x 2.54m)



Full length timber framed double glazed frosted unit to the front elevation. Stairs leading to First Floor Accommodation with handrail, newel posts and glass panels. Wood flooring and central heating radiator. Aperture flowing through into Lounge Kitchen Diner and oak doors leading off.

Lounge Kitchen Diner

24'11" x 10'7" (7.62m x 3.25m)

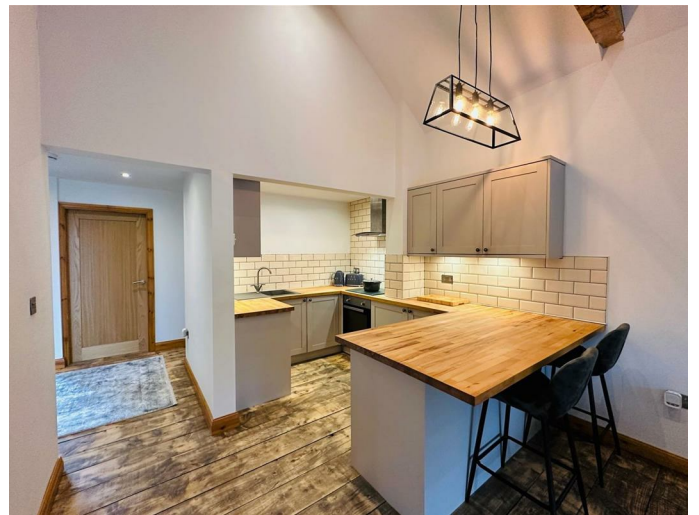
Lounge Section



Exposed open aspect ceiling with beams. Timber framed double glazed window to the front elevation with exposed timber window sill, central heating radiator and television point.



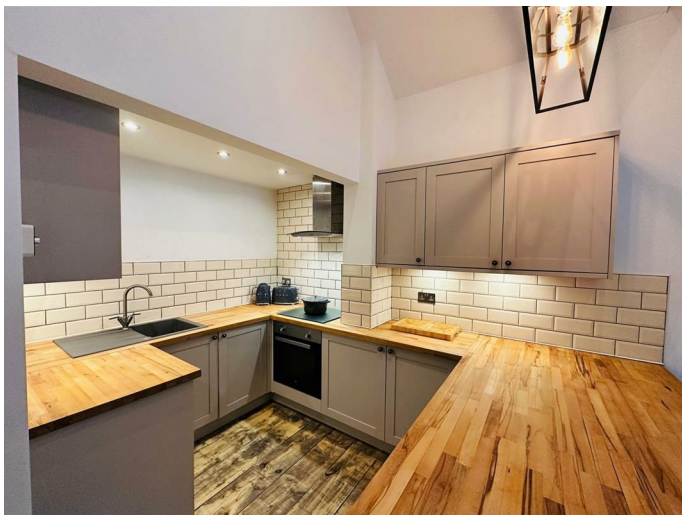
Kitchen Dining Section



Range of grey wood grain effect base and wall units in 'shaker style' with pewter handles and underlighting to wall units. Single bowl sink and drainer with chrome mixer tap over set into solid wood block worksurface with bevelled edge brick tiled splashback.



Integrated appliances include: brushed steel electric oven, ceramic electric hob with brushed steel electric extractor fan over benefitting from downlighting, fridge and washing machine. Wood flooring.



Bedroom Two 12'2" x 10'0" (3.73m x 3.07m)



Timber framed double glazed window to the rear elevation with exposed timber window sill. Central heating radiator and television point.

Bedroom Three

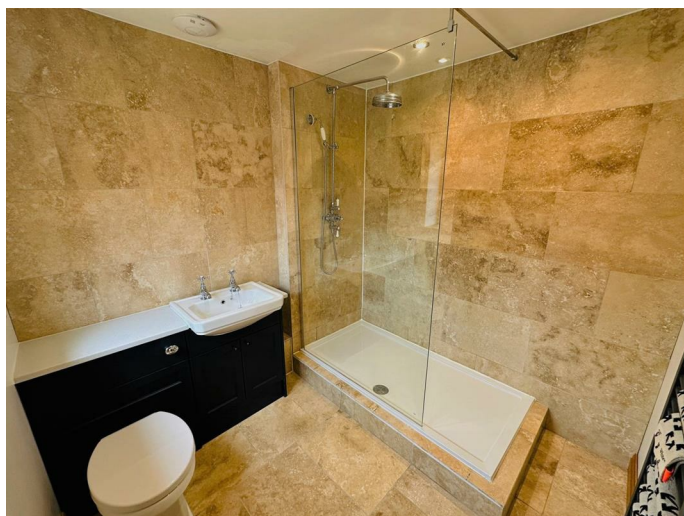
12'2" x 9'9" (3.71m x 2.99m)



UPVC double glazed window to the rear elevation and central heating radiator. Understairs storage cupboard with telephone point.

Shower Room

7'6" x 7'4" (2.29m x 2.24m)



Double shower cubicle with chrome trimmed screen, chrome shower and further fixed head shower over. White low flush w.c with chrome controls and concealed cistern. White wash hand basin with chrome taps over set into vanity unit with chrome handles. Behind the suite is tiled to ceiling height. Extractor fan, central heating radiator and tiled flooring. Timber framed double glazed frosted window to the front elevation with exposed timber window sill.

FIRST FLOOR ACCOMMODATION



Newel post and glass panels with balustrade.

Bedroom One

19'7" x 12'11" (5.98m x 3.96m)



Three timber framed double glazed 'Velux' skylight windows to the front and rear elevations. Eaves storage areas, central heating radiator and television point.



En-Suite Section



Roll top claw footed bath with chrome mixer tap over. White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over set into vanity unit. Timber framed double glazed frosted window with exposed timber window sill. Extractor fan and wood effect flooring.



EXTERIOR

Front



Outside lamp. Indian stone flagged pathway running along the front and further ramped pathway leading away from the property. Off-street parking with brick blocked edging.

Side



Outside light and tap. Pathway continues to the side with further decorative stone hardstanding and Indian stone patio area.



Rear



Pathway continues along the rear with further outside lighting. The garden is laid to lawn and boundaries are defined by timber fence, concrete posts, brick wall and trellising.



Directions

Leave our Goole office on Pasture Road and turn left onto Centenary Road. At the end turn right onto Airmyn Road. Proceed along Airmyn Road and out of Goole. At the roundabout continue straight ahead over Boothferry Bridge. At the next roundabout turn left, signposted Selby A63. After around 1 mile at the crossroads turn left onto Knedlington Road, follow this road for around 1 mile, you will then come into a residential area. Go past the 'Black Swan' pub on the left. The property can be found on the left hand side and identified by our Park Row 'For Sale' board.

Tenure

Freehold

Council: East Riding of Yorkshire

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

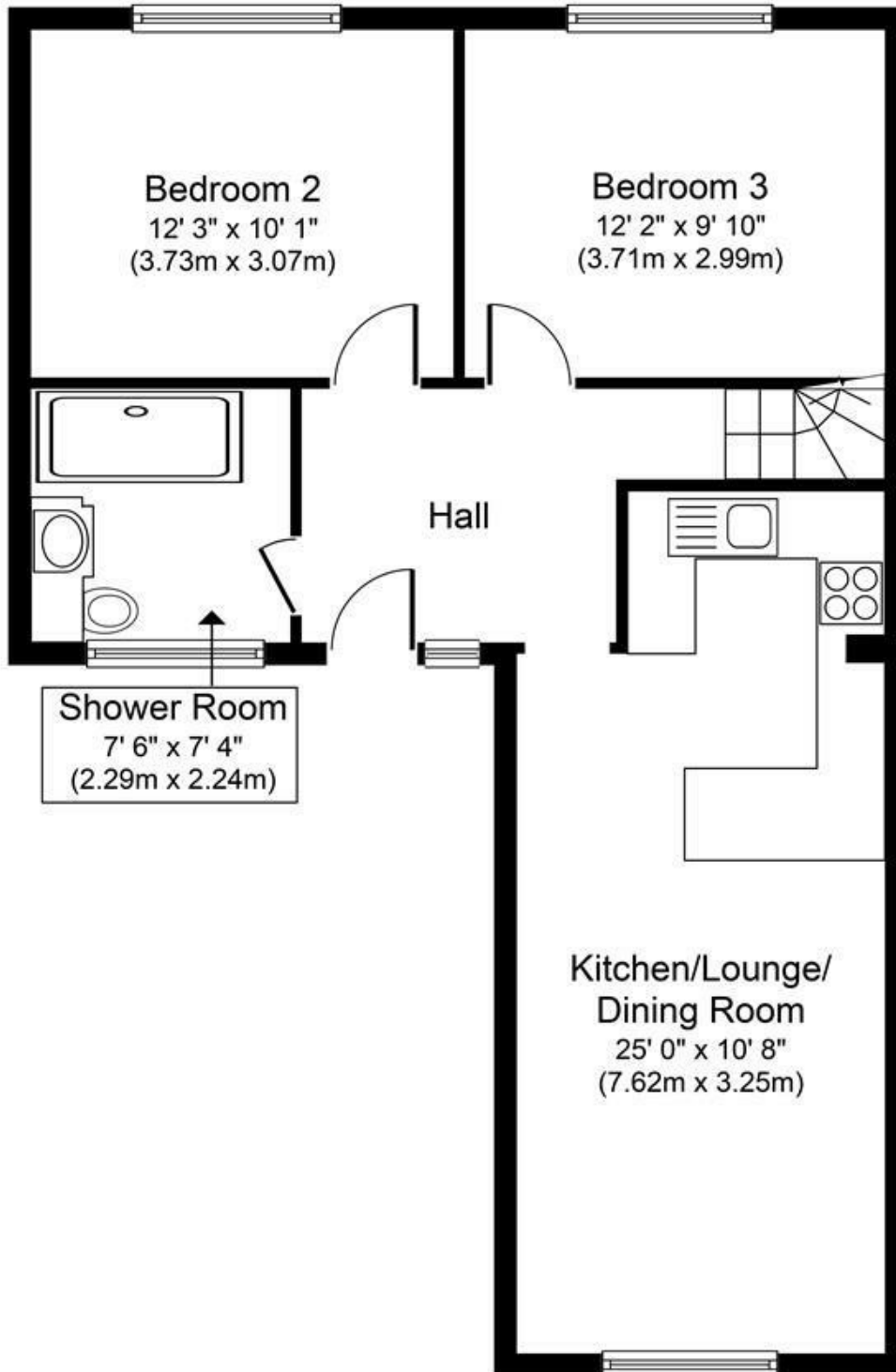
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

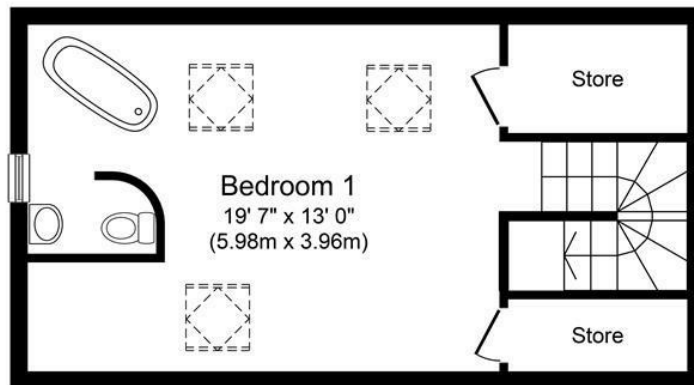
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
659 sq. ft.
(61.2 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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First Floor
Approximate Floor Area
321 sq. ft.
(29.9 sq. m.)

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