

Park Row



Station Cottages, Temple Hirst, Selby, YO8 8QL

Offers Over £160,000



** SOLAR PANELS ** CHARACTERFUL FEATURES ** EXCELLENT MOTORWAY LINKS ** FRONT AND REAR GARDENS ** Situated in the village of Temple Hirst this mid-terrace cottage briefly comprises: Lounge, Hall, Kitchen Diner, Utility Room and Bathroom. To the First Floor are two bedrooms. Externally the property benefits from front and rear gardens. 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 panel effect door with top section having double glazed frosted panel to the front elevation, leading through into:

Lounge

15'11" x 13'11" (4.87 x 4.25m)



UPVC double glazed sash style window to the front elevation. Feature fireplace, understairs storage cupboard, television and telephone points and wood effect flooring. Door leading into:



Hall



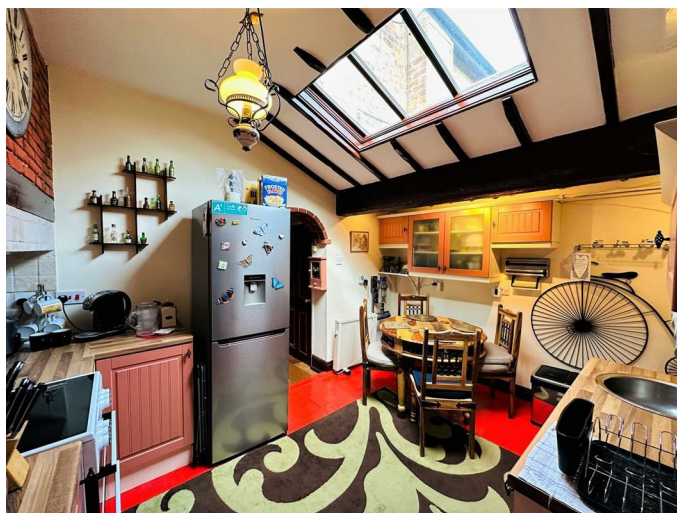
Stairs leading to First Floor Accommodation with handrail. Storage cupboard and aperture flowing through into:

Kitchen Diner

12'9" x 9'11" (3.89m x 3.03m)



Range of base and wall units with black handles. Single bowl stainless steel sink set into a wood block effect laminate worksurface with chrome mixer tap over and tiled splashback. Electric cooker point with integrated extractor fan over. Beams to ceiling. Double glazed skylight window to the side elevation. Doors leading off.



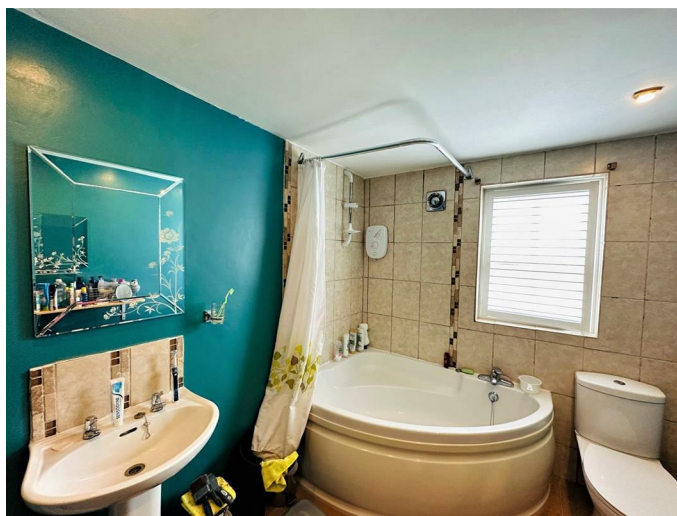
Utility Room

9'1" x 5'4" (2.79m x 1.64m)

Roll top worksurface and plumbing for washing machine. Timber framed double glazed window to the rear elevation and stable style timber door with single glazed panel to the rear elevation. Polycarbonate roof.

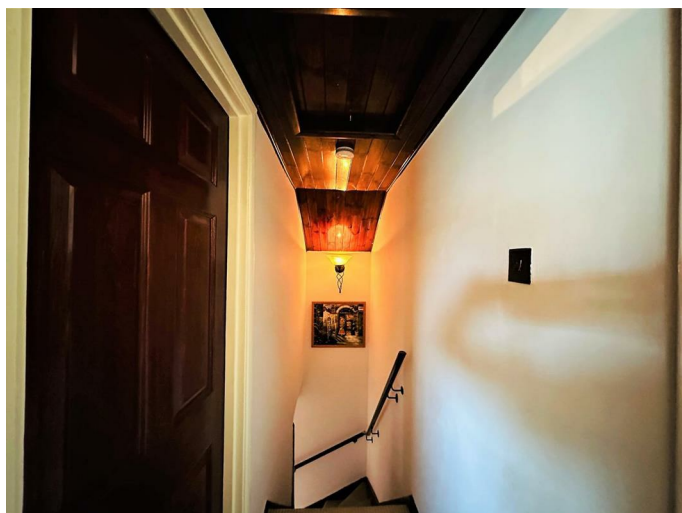
Bathroom

8'6" x 7'1" (2.61m x 2.18m)



White panel corner bath with chrome mixer tap over. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. Timber framed double glazed frosted window to the rear elevation. Extractor fan, chrome radiator and tiled flooring.

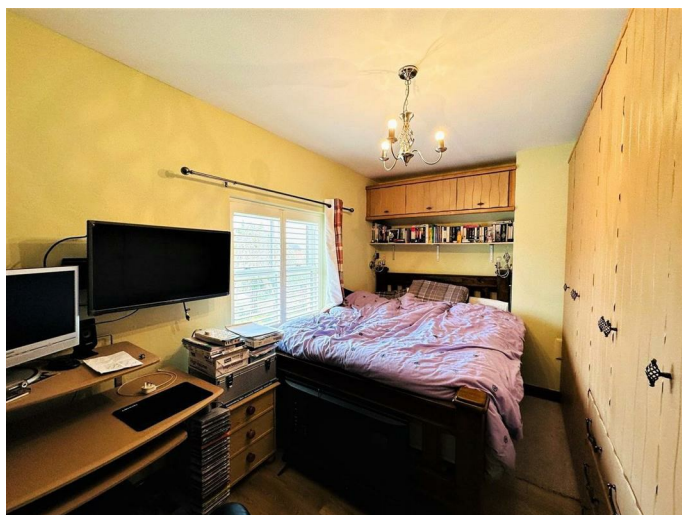
First Floor Accommodation - Landing



Loft access and doors leading off.

Bedroom One

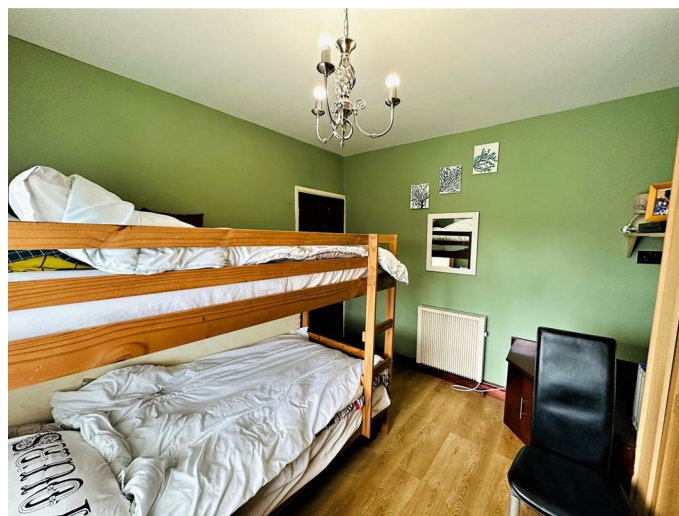
13'10" x 8'9" (4.23m x 2.68m)



Range of fitted wardrobes and drawer sections. UPVC double glazed sash window to the front elevation. Wall-mounted electric heater and wood effect flooring.

Bedroom Two

10'11" x 10'1" (3.33m x 3.09m)



Range of fitted wardrobes with sliding doors and corner shelving unit. Timber framed double glazed window to the rear elevation. Wall-mounted electric heater and wood effect flooring.

Exterior - Front



Brick and timber porch with stone flooring stepping into the garden section with herbaceous borders and decorative stoned patio areas. Mature established trees and shrubs. Water feature and pond. Pathway running away from the property leading to the bottom of the garden with timber pergola and further patio area. Outside tap and lighting with further ornamental lighting.



Rear



Outside tap and lamp. Decorative stoned patio area fully enclosed with timber fence, timber post and brick wall.



Directions

Leaving Selby proceed onto the A19 Doncaster Road, continue along that road, passing through the villages of Brayton and Burn. Turn left at Chapel Haddlesey crossroads, continue straight ahead and Station Cottages are situated on the left hand side. The property can be identified by our Park Row 'For Sale' board.

Tenure: Freehold

Local Authority: North Yorkshire Council

Band B

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

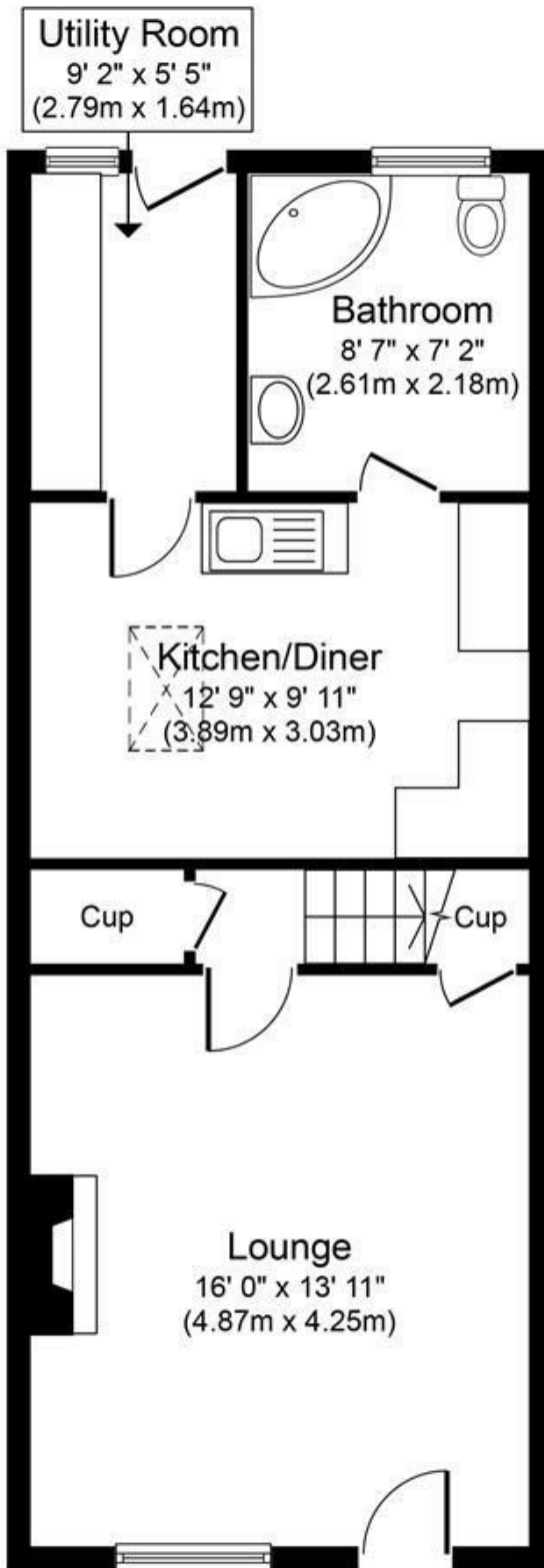
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

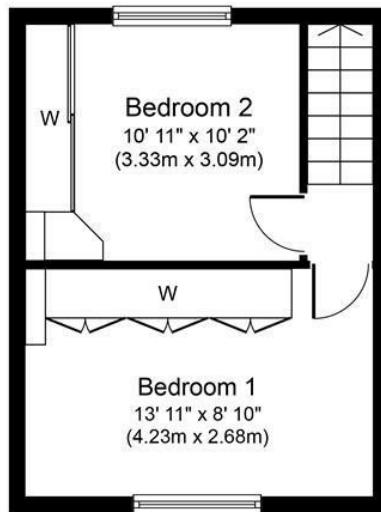
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
536 sq. ft.
(49.8 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
264 sq. ft.
(24.5 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
39-54 E			39-54 E		
21-38 F			21-38 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	