

# Park Row



Hull Road, Cliffe, Selby, YO8 6NH

Offers Over £375,000



**\*\* REAR VIEWS OVER FIELDS \*\* VILLAGE LOCATION \*\*** Situated in Cliffe, this detached family home briefly comprises: Hall, Lounge, Kitchen Diner, Ground Floor w.c, Utility Room and Integral Garage. To the First Floor are four bedrooms, En-Suite and Family Bathroom. Externally, the property has a driveway to the front and enclosed garden to the rear. **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

20'10" x 9'5"

Composite panel effect door with top section having two double glazed frosted panels to the front elevation leading through into:

### Hall

20'10" x 9'5" (6.36m x 2.88m)



Stairs leading to First Floor Accommodation with balustrade and spindles. Decorative wood panelling to mid-height, central heating radiator and tiled flooring. Understairs storage cupboard and doors leading off.

### Lounge

15'11" x 14'6" (4.86m x 4.43m )



Cast inset multi-fuel burner set into brick surround with timber mantel and bricked hearth. UPVC double glazed windows to the front and side elevations. Wood effect flooring, central heating radiator and telephone and television points.



### Kitchen Diner

27'5" x 12'0" (8.38m x 3.68m )



Range of grey fronted base, wall and larder units with pewter

bowed handles. Single bowl 'Belfast' style sink inset into granite worksurface with a brick tiled splashback. Integrated dishwasher and brushed steel double electric extractor fan benefitting from downlighting. UPVC double glazed windows to the side and rear elevations. UPVC double glazed French doors to the side elevation leading out to the patio. Wood effect flooring, gas and electric points and central heating radiator.



### Ground Floor w.c 6'9" x 3'6" (2.08m x 1.09m )



White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the rear elevation. Tiled flooring and central heating radiator.

### Utility Room 14'11" x 7'4" (4.56m x 2.26m )



Range of cream fronted base and larder units with pewter bowed handles. Stainless steel single bowl sink and drainer with chrome taps over set into a granite effect laminate work surface with brick tiled splashback. Wood effect flooring, plumbing for washing machine and central heating radiator. Composite panel effect door with top section having double glazed panels to the rear elevation. UPVC double glazed window to the rear elevation and door leading into:

### Integral Garage 21'0" x 11'2" (6.41m x 3.42m )

UPVC double glazed frosted window to the side elevation. Power and lighting. 'Worcester Bosch' central heating boiler.

## FIRST FLOOR ACCOMMODATION

### Landing



Galleried landing with balustrade and spindles. Decorative wood panelling to mid-height. UPVC double glazed window to the front elevation. Loft access, central heating radiator, storage cupboard and doors leading off.

### Bedroom One

15'11" x 14'6" (4.86m x 4.44m )



UPVC double glazed window to front elevation, central heating radiator and television point. Door leading into:



### En-Suite

7'4" x 7'3" (2.25m x 2.23m )



Shower cubicle with chrome fixed head shower and chrome trimmed glass shower screen. The shower area is tiled to ceiling height. White 'Rak' low flush w.c with concealed cistern and chrome controls and wash hand basin with chrome mixer tap over set into vanity unit. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail, tiled flooring and extractor fan.

### Bedroom Two

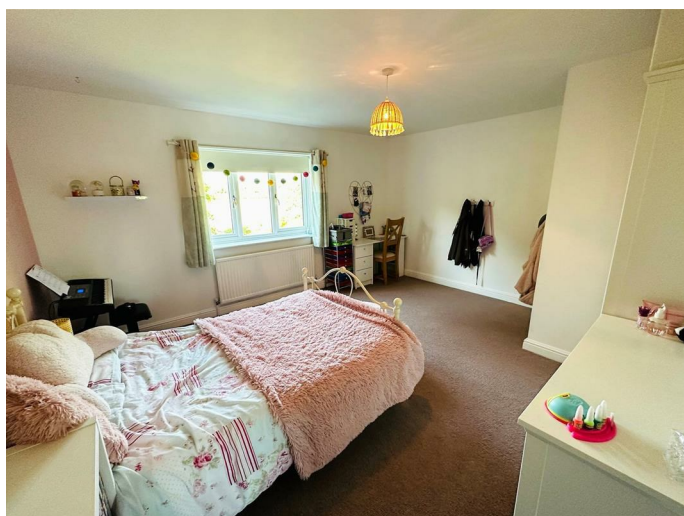
15'10" x 13'2" (4.84m x 4.03m )



UPVC double glazed window to the rear elevation giving views over fields, central heating radiator and wood effect flooring.

### Bedroom Three

15'1" x 13'3" (4.61m x 4.05m )



UPVC double glazed window to the rear elevation giving views over fields and central heating radiator.

### Bedroom Four

13'11" x 11'3" (4.26m x 3.44m )



UPVC double glazed window to the rear elevation and central heating radiator.

### Family Bathroom

11'3" x 10'5" (3.43m x 3.18m )



White panel bath with chrome taps over. Separate shower cubicle with chrome trimmed sliding doors, chrome shower. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the side elevation. The shower area is tiled to ceiling height with the rest of the room is tiled to mid-height and wood effect tiled flooring. Extractor fan and chrome heated towel rail.



**EXTERIOR- Front**



Storm porch running along the front of the property with outside lamp. Pathway leading along the side of the property merging into decorative pebbled driveway providing off street parking and hardstanding. Boundaries defined by timber fence, concrete posts, brick wall and coping with hedging. Timber pedestrian access gate giving access along the side of the property with outside lights, leading to the rear.



**Rear**



Floodlight on 'PIR' sensor and outside tap. Pathway running along the full length of the rear. The garden is laid to lawn with herbaceous borders and mature established trees and shrubs. Decorative pebbled hardstanding and further decorative pebbled patio area continuing along the side of the property with raised timber decked area with timber pergola. This steps down to Indian stone flagged patio area. The rear is fully enclosed with timber fence, concrete posts, timber posts, gravel boards and hedging.



### Directions

From our Selby branch, head north-east towards Micklegate, then turn right onto Water Lane. At the traffic lights, turn left to be on the A19. At the roundabout, go straight ahead to stay on the A19. At the second roundabout, take the first exit to stay on the A19. At the third roundabout, take the third exit to stay on the A19. At the third roundabout, take the third exit to A63/Hull Road. Continue on this road for approximately 2miles and take the right turn at the crossroads and follow the road round onto Hull Road and the property can be identified by our Park Row Properties 'For Sale' board.

### Tenure: Freehold

### Local Authority: North Yorkshire Council

Band: E

### 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.

### LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, 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.

### 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

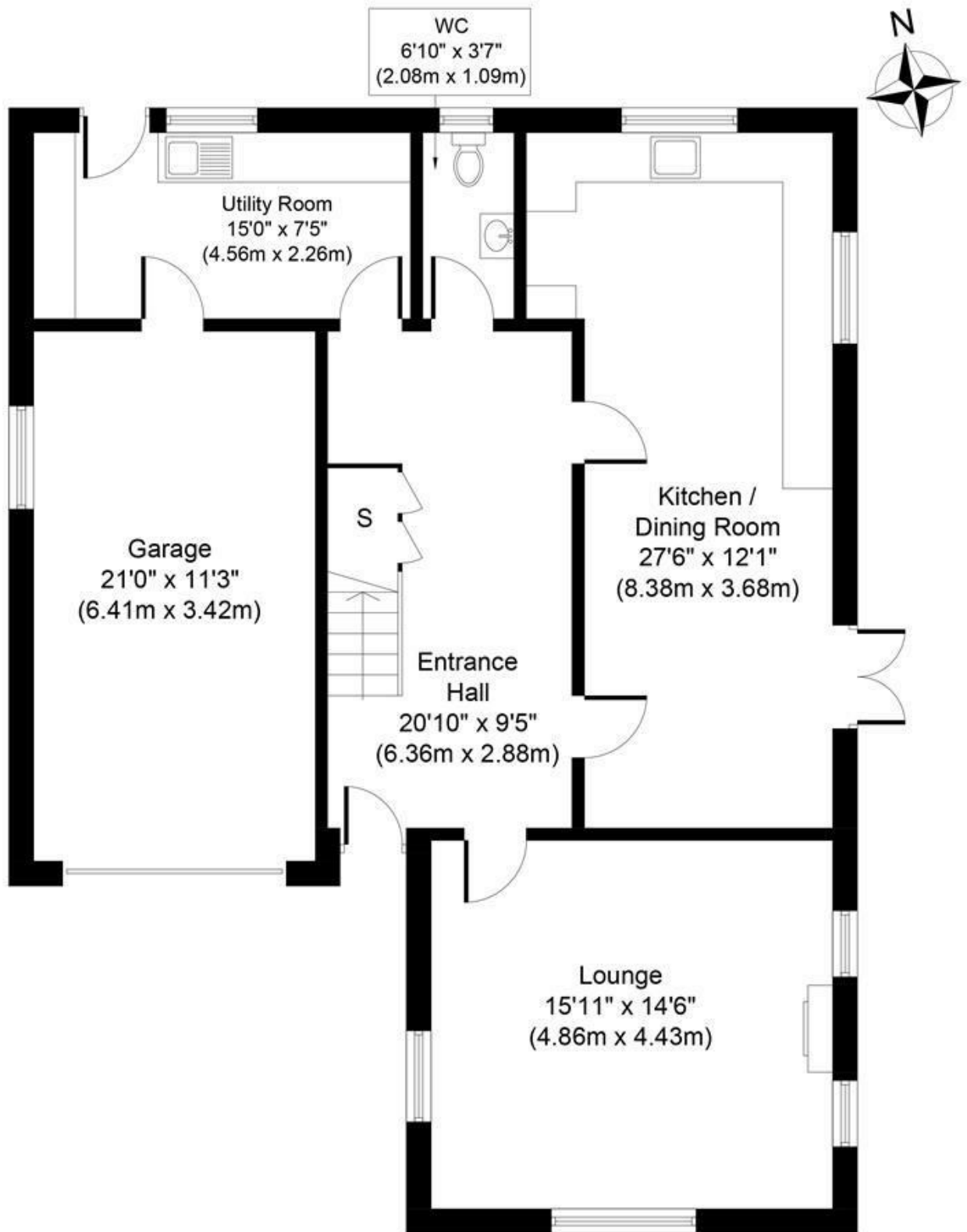
CALLS ANSWERED :  
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

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.

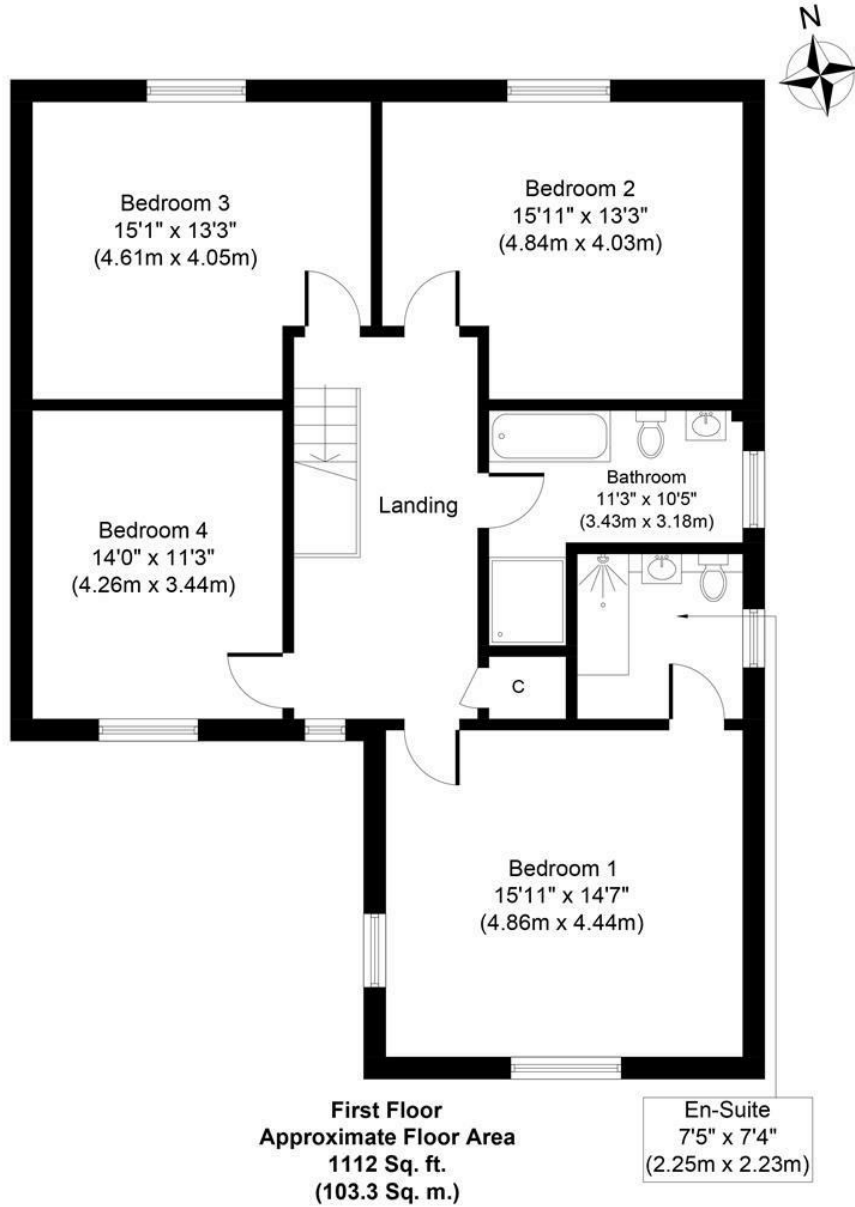


**Ground Floor**  
**Approximate Floor Area**  
**(Including Garage)**  
**1130 Sq. ft.**  
**(105.0 Sq. m.)**

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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