

# Park Row



**Street Lane, Willitoft, Howden, DN14 7NY**

**Offers Over £50,000**



**\*\* ALLOCATED PARKING \*\* VIEWS OVERLOOKING POND \*\*** Nestled in the rural Hamlet of Willitoft, between Howden and Bubwith, this park home briefly comprises: Open Plan Living Kitchen Diner, two bedrooms and Shower Room. Externally, the property has a timber decked area and off street 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 full length double glazed frosted panel to the side elevation leading into:

### Open Plan Lounge Kitchen Diner

17'11" x 11'8" (5.47m x 3.57m)

### Living Area



UPVC double glazed windows to the front and side elevations. UPVC double glazed patio doors leading onto decked area and giving views overlooking pond. Central heating radiator, television point and breakfast bar area.



### Kitchen Diner



Range of white high gloss base and wall units with chrome bowed handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface. UPVC double glazed window to the side elevation. "Thetford Enigma" freestanding oven and four ring gas hob with extractor fan over. Cupboard housing central heating boiler, wood effect flooring and door leading into:



### Inner Hall

8'3" x 2'6" (2.54m x 0.77m)

Central heating radiator, wood effect flooring and doors leading off.

### Bedroom One

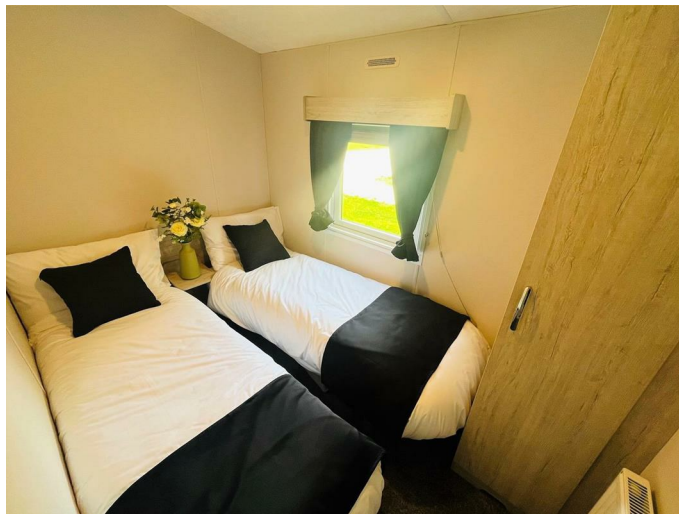
11'8" x 8'2" (3.57m x 2.49m)



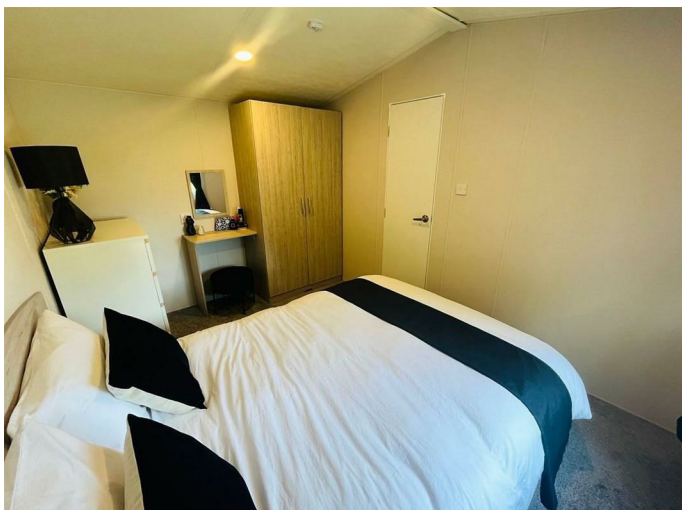
UPVC double glazed window to the side elevation. Fitted wardrobes with wood grain effect doors and chrome bowed handles. Double bed and central heating radiator.

### Bedroom Two

8'3" x 5'5" (2.54m x 1.67m)



UPVC double glazed window to the side elevation. Twin beds, central heating radiator and wood grain effect fitted wardrobe.



### Shower Room

8'3" x 3'5" (2.52m x 1.06m)



Shower cubicle with chrome shower over and sliding door. 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 side elevation, central heating radiator, extractor fan and wood effect flooring.

## EXTERIOR



The property is surrounded with raised decked patio with balustrade and spindles, giving views overlooking pond. Allocated parking space.



### Directions

From our office on Pasture Road head north-west on Boothferry Rd towards Pasture Rd. Then, turn right onto Airmyn Rd/A614. At the roundabout, continue straight onto Boothferry Rd/A614 and go over Boothferry Bridge. At the roundabout, take the 1st exit onto Knedlington Road/ A63. Continue for approx 2.7 miles then turn right towards Green Lane. Bear left onto Green Lane which becomes Rowlandhall Lane. Follow for approx 1 mile and then take a right onto Wood Lane. Finally, after approx 1.2 miles, turn left onto Street Lane where the site is located.

### Tenure: Leasehold

Lease Term: 20 years

Ground Rent: £3400 per annum

### 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

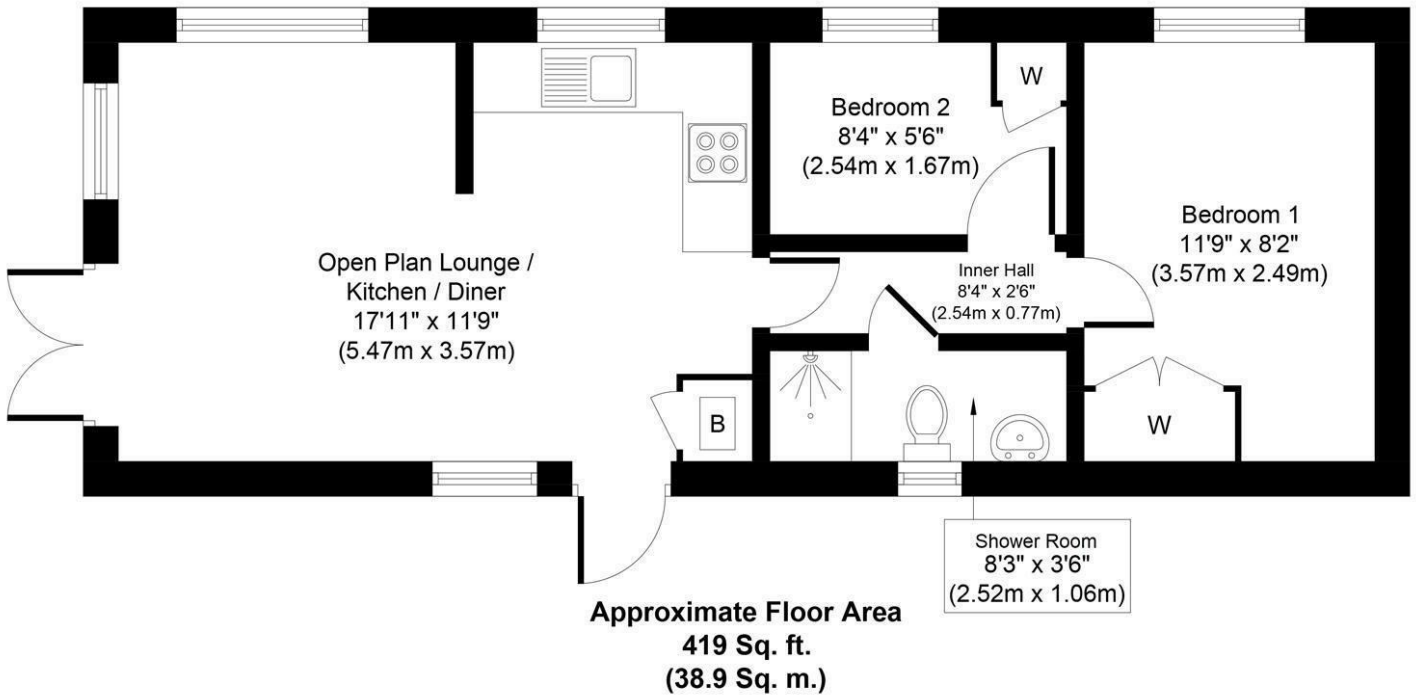
CASTLEFORD - 01977 558480

## **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.





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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T 01757 241124

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)