

# Park Row

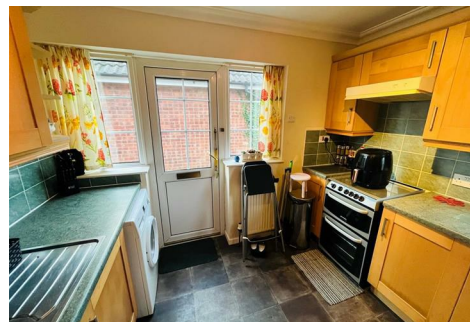


**Villa Close, Hemingbrough, YO8 6RE**

**Offers Over £170,000**



**\*\* DETACHED BUNGALOW \*\* SOUTH FACING REAR GARDEN \*\*** Situated in the village of Hemingbrough, this property briefly comprises: Kitchen, Lounge, Inner Hall, two bedrooms and Wet Room. Externally, the property has a driveway to the front which leads to a detached garage, and an 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'.**





## ACCOMMODATION

### Entrance

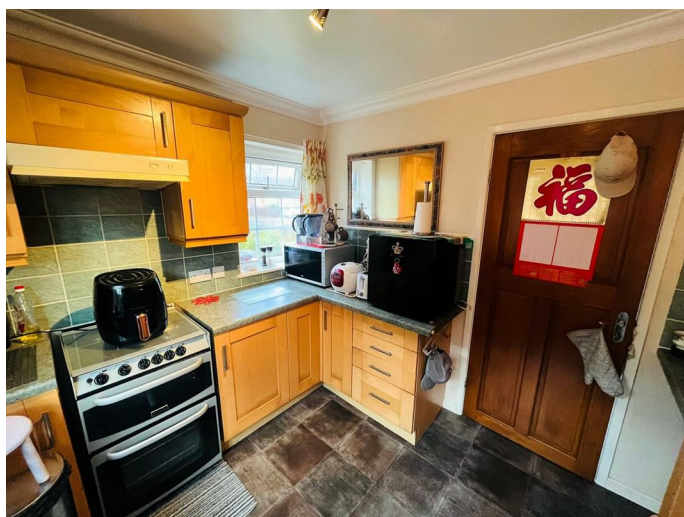
UPVC door with top section having double glazed panel to the side elevation leading into:

### Kitchen

9'10" x 7'10" (3.01m x 2.39m)



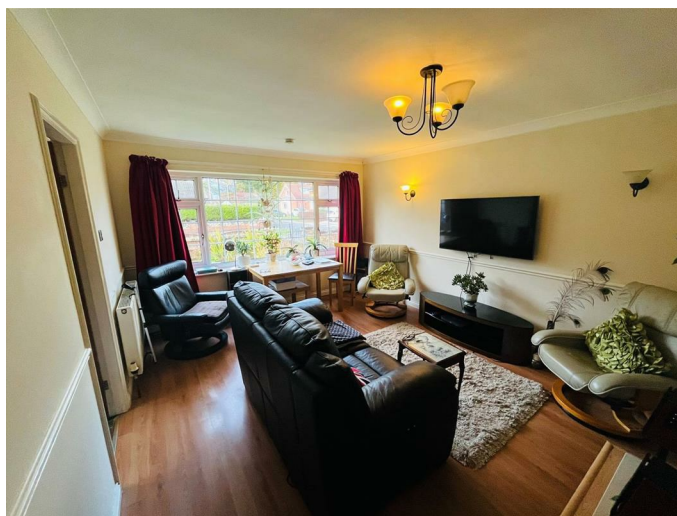
UPVC double glazed windows flanking entrance door. Range of beech effect fronted base and wall units with brushed chrome 'T bar' handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Plumbing for washing machine. Gas cooker point with extractor fan over. UPVC double glazed window to the front elevation and central heating radiator. Door leading into:



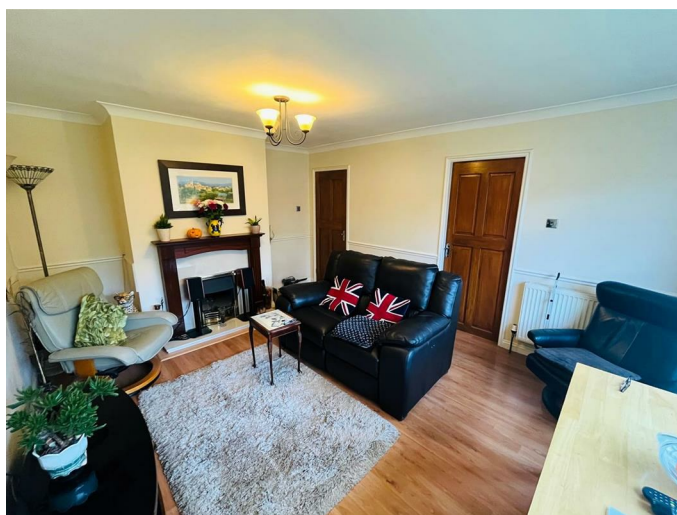
Gas cooker point with extractor fan over. UPVC double glazed window to the front elevation and central heating radiator. Door leading into:

### Lounge

15'11" x 11'10" (4.87m x 3.61m)



UPVC double glazed window to the front elevation, central heating radiator and television and telephone points.



Electric fire with timber surround. Door leading into:

### Inner Hall

Storage cupboard and doors leading off.



### Bedroom One

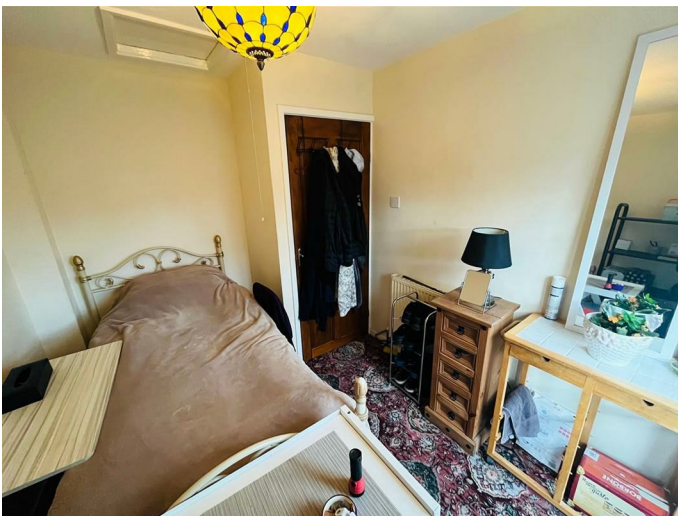
11'9" x 9'11" (3.60m x 3.03m)



UPVC double glazed window to the rear elevation, facing into the conservatory and central heating radiator.

### Bedroom Two

9'5" x 7'11" (2.89m x 2.43m)



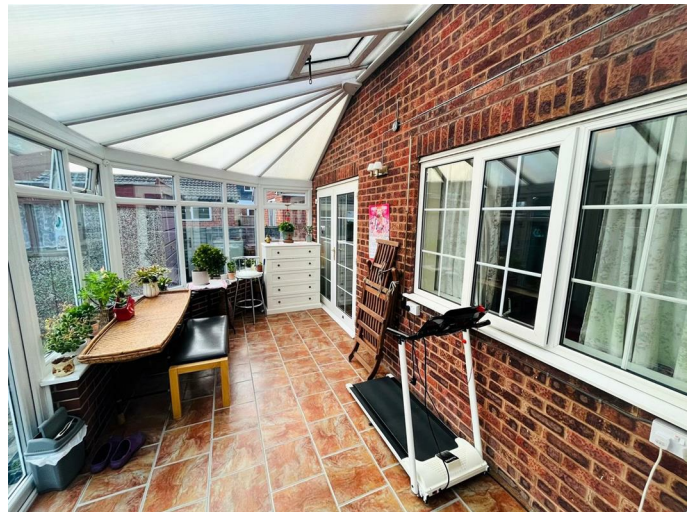
Central heating radiator.



UPVC double glazed patio door flanked with double glazed glass panel leading into:

### Conservatory

18'5" x 8'7" (5.62m x 2.62m)

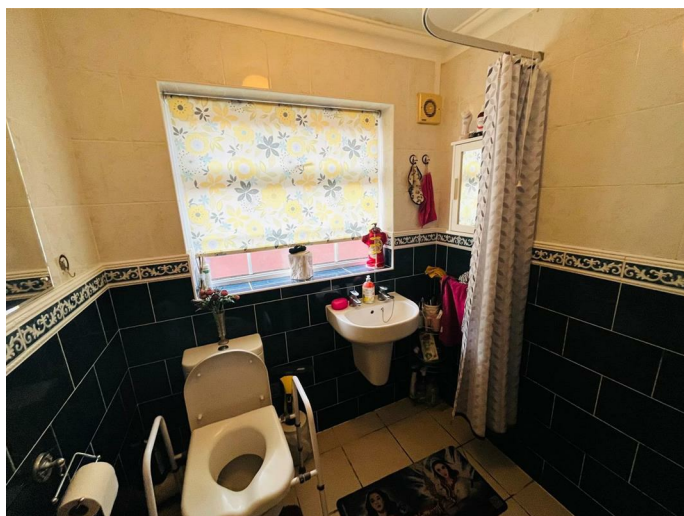


UPVC double glazed windows to the rear and side elevation. Patio doors to the rear elevation leading into garden.



## Wet Room

6'0" x 5'6" (1.85m x 1.69m)



Chrome shower with controls. UPVC double glazed frosted window to the side elevation. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over. The room is tiled on all walls to ceiling height with tiled flooring. Central heating radiator and extractor fan.

## EXTERIOR- Front



The front garden is laid to lawn with driveway leading along the side of the property to detached garage with 'up and over' door.



## Side



Outside light and outside tap.



## Rear



Lawned area with established borders. Flagged patio area merging into pathway which leads to timber pedestrian access door into garage. Boundaries defined by timber fence and posts.



## Directions

Leave Selby on Barlby Road (A19) and at the roundabout take the first exit signposted York (A19), at the next roundabout take the third exit signposted Osgodby/Hemingbrough (A63). Follow the road down until you get into Hemingbrough. Take your first right onto Main Street, and then your first left onto Villa Close. The property is located on the right hand side.

## Tenure: Freehold

## Local Authority: North Yorkshire Council

Tax Band: B

## 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

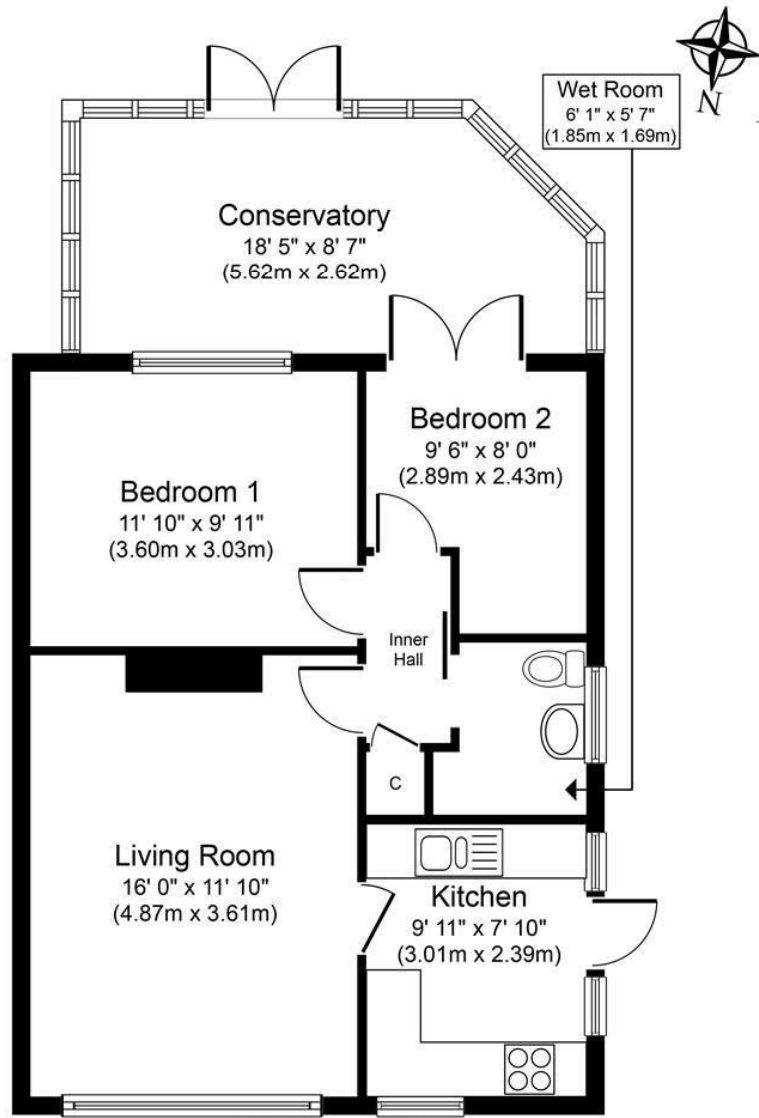
Strictly by appointment with the sole agents.

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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