

Park Row



School Road, Hemingbrough, Selby, YO8 6QS

Offers Over £270,000



**** EXTENDED DETACHED BUNGALOW ** VILLAGE LOCATION **** Situated in Hemingbrough, this property briefly comprises: Hall, Lounge, Kitchen, Rear Porch, W.C, Utility, Dining Room/Bedroom Three, Inner Hall, two bedrooms and Shower Room. Externally, the property has a driveway with car port and enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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

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

Hall

14'1" x 6'5" (4.31m x 1.96m)



Two timber framed frosted and leaded single glazed windows to the front elevation. Wood effect flooring, central heating radiator and telephone point. Doors leading off and aperture flowing into Inner Hall.



Lounge

16'9" x 11'11" (5.13m x 3.65m)



Cast log burner inset to fire place with stone hearth. UPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation. Television point and central heating radiator.



Kitchen

11'10" x 10'4" (3.62m x 3.16m)



Range of cream fronted base and wall units in a 'shaker style' with pewter handles and two of the wall units having glass fronted display cabinets. 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. Electric cooker point and brushed steel electric extractor fan benefitting from downlighting. Central heating radiator. UPVC double glazed window to the side elevation and timber framed single glazed window to the rear elevation. Storage cupboard/pantry with timber framed single glazed frosted window.



Rear Porch

9'4" x 6'1" (2.85m x 1.87m)

Timber door with top section having single glazed frosted panels to the side elevation leading to patio/garden area. Further timber framed frosted windows to the side elevation. Doors leading off.

W.C

6'10" x 2'5" (2.10m x 0.75m)

White low flush w.c with chrome fittings and timber framed single glazed frosted window to the side elevation. The room is tiled to mid height.

Utility

10'5" x 6'0" (3.20m x 1.84m)

White 'Belfast' style sink with cold water tap over. Timber framed single glazed window to the rear elevation.

Dining Room/Bedroom Three

11'11" x 11'10" (3.65m x 3.63m)



UPVC double glazed French style doors and uPVC double glazed window to the rear elevation. Central heating radiator.



Inner Hall

11'11" x 3'4" (3.64m x 1.03m)

Wood effect flooring and doors leading off.

Bedroom One

11'11" x 11'6" (3.64m x 3.53m)



UPVC double glazed bay window to the front elevation, television point and central heating radiator.



Bedroom Two

15'2" x 8'1" (4.64m x 2.47m)



UPVC double glazed windows to the front and rear elevations and central heating radiator.



Shower Room

7'2" x 6'4" (2.20m x 1.94m)



Shower cubicle with chrome trimmed shower screen. 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. The room is tiled on all walls and has tiled effect flooring. Chrome heated towel rail and extractor fan.

EXTERIOR

Front



Porch and outside lamps. Decorative brick blocked pathway running along the front. The front garden is laid to lawn with mature established trees and shrubs. Boundaries defined by timber fence, brick wall, decorative wrought ironwork and hedging. Tarmacked driveway accessed via vehicular and pedestrian access gate. Further decorative stoned driveway/hardstanding leading to timber built carport at the side of the property. Timber pedestrian access gate giving access into:



Rear



Outside lamps. Raised timber decked patio area stepping down to second tier of garden which is laid to lawn with decorative stoned pathways. Further raised timber decked patio with balustrade, newel posts and spindles. Mature established trees and shrubs. The rear is fully enclosed with timber fence and concrete posts. Outside tap and brick built barbeque. To the other side of the property is a further decorative stone storage area.



Directions

On leaving Selby take the A19, take the right hand turn signposted A63 towards Hemingbrough. On entering Hemingbrough take the third right hand turn into the village onto School Road. The property can be clearly identified by a Park Row 'For Sale' board.

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Band: C

TV, Broadband and Mobile Phone Coverage

Mobile Coverage:

EE

Vodafone

Three

O2

Broadband:

Basic- 28 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

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

UTILITIES, BROADBAND AND MOBILE COVERAGE.

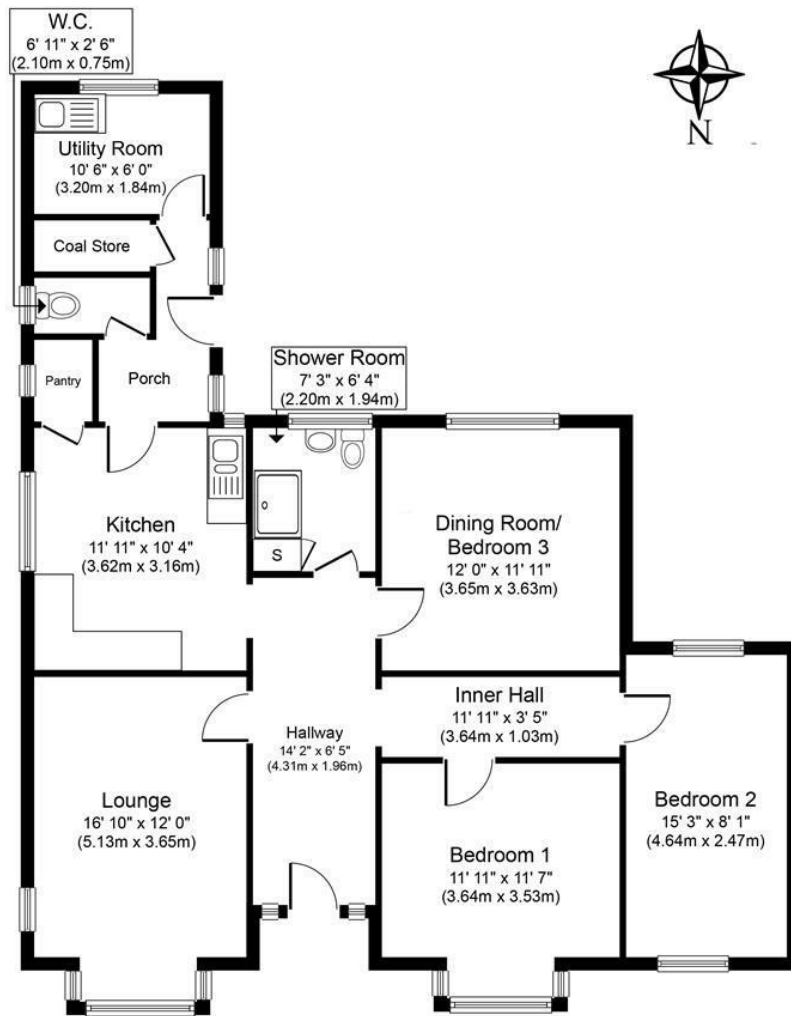
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.





Approximate Floor Area
1,069 sq. ft.
(99.3 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
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

Energy Efficiency Rating: 79 (Current), 62 (Potential)
 Environmental Impact (CO₂) Rating: 79 (Current), 62 (Potential)