

Park Row



Brigg Lane, Camblesforth, Selby, YO8 8HS

Offers Over £230,000



**** DESIRABLE VILLAGE LOCATION ** ESTABLISHED GARDENS **** Situated in Camblesforth, this semi-detached property briefly comprises: Hall, Lounge, Dining Room and Kitchen. To the First Floor are three bedrooms and Bathroom. Externally the property has front and rear gardens, and ample off street parking. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF 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

Timber door with top section having single glazed panel to the front elevation leading into:

Hall

14'2" x 6'8" (4.32m x 2.04m)

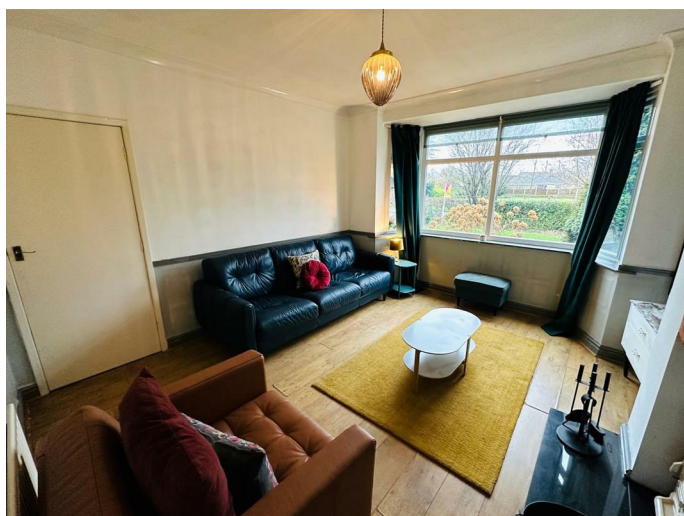
UPVC double glazed window to the side elevation. Stairs leading to First Floor Accommodation. Wood effect flooring, telephone point, central heating radiator and doors leading off.

Lounge

14'0" x 12'4" (4.27m x 3.76m)



Cast stove set into fire place with granite effect hearth. UPVC double glazed bay window to the front elevation giving views over garden. Wood effect flooring, central heating radiator and television point.



Dining Room

12'6" x 11'4" (3.82m x 3.47m)



Timber framed double glazed French doors to the rear elevation leading out to patio/garden area. Further single glazed timber framed window above. Solid fuel fire with tiled back and timber surround. Wood effect flooring and central heating radiator.



Kitchen

11'5" x 8'10" max (3.49m x 2.71m max)



Range of cream fronted base and wall units in a 'shaker style' with black pewter handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into wood block effect laminate work surface with tiled splashback. Gas cooker point. Plumbing for washing machine. UPVC door with top section having double glazed frosted panel to the side elevation. UPVC double glazed windows to the front and rear elevation. Central heating radiator and tiled flooring. Under stairs storage cupboard with uPVC double glazed window to the side elevation.

FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed window to the side elevation, loft access and doors leading off.

Bedroom One

14'4" x 11'5" (4.37m x 3.50m)



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



Bedroom Two

11'11" x 11'4" (3.65m x 3.47m)

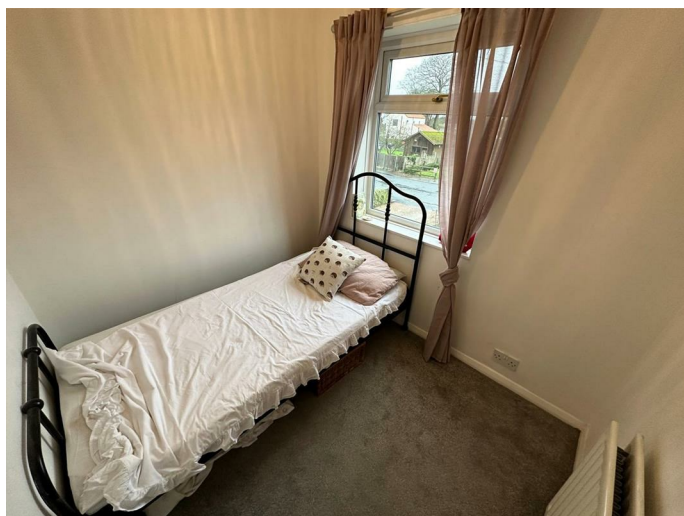


UPVC double glazed window to the rear elevation and central heating radiator.



Bedroom Three

7'8" x 6'6" (2.36m x 1.99m)



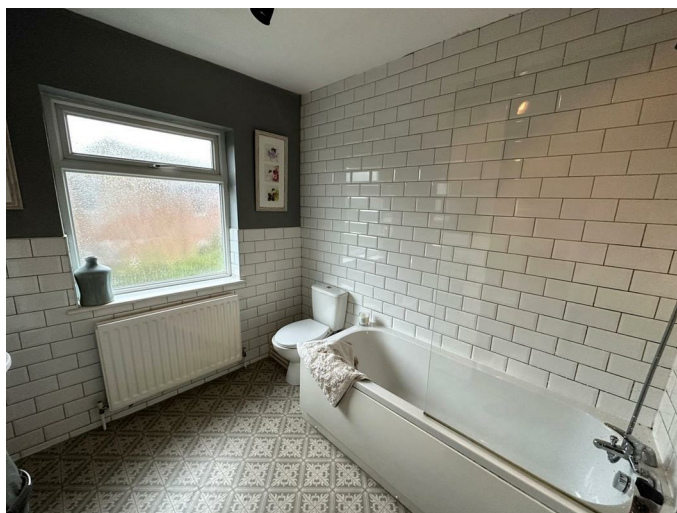
UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

8'5" x 7'7" (2.58m x 2.32m)



White panel bath with chrome mixer tap over and chrome shower attachment and chrome trimmed shower screen. The bath/shower area is tiled to ceiling height and the rest of the room is tiled to mid height. White pedestal wash hand basin with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the rear elevation and central heating radiator.



EXTERIOR

Front



Shared decorative stoned driveway running along the front providing off street parking. The garden is predominantly laid to lawn with herbaceous borders and mature established trees and shrubs. Boundaries are defined by timber fence, hedging and trellising. Timber pedestrian access gate to the side of the property giving access to stoned patio area. This in turn has timber pedestrian access gate into the rear.

Rear



Flagged patio area and outside tap. The garden is laid to lawn with established trees and shrubs. Fully enclosed with timber fence and timber posts.



Directions

From the Selby office head towards the Abbey and take a right hand turn at the traffic lights onto the A1041 Bawtry Road to Camblesforth and follow this road for approximately five miles. Proceed along this road and take the turning to Camblesforth village. The property can be clearly identified by a Park Row 'For Sale' board.

Tenure: Freehold

Local Authority: North Yorkshire Council

Band: C

Area Mobile Phone and Broadband Availability

Mobile Coverage:

EE

Vodafone

Three
O2

Broadband:

Basic

19 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

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

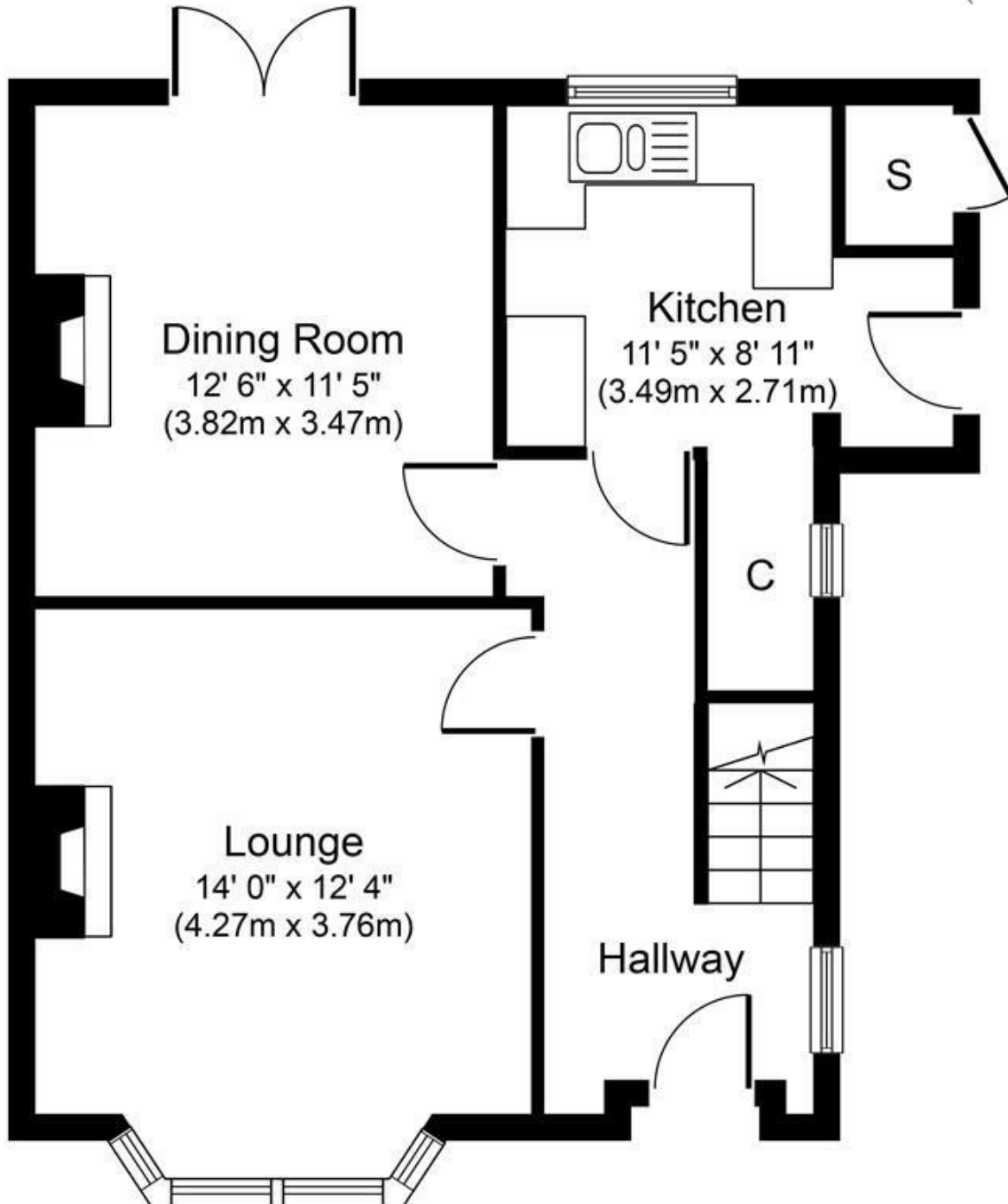
UTILITIES, BROADBAND AND MOBILE COVERAGE.

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.

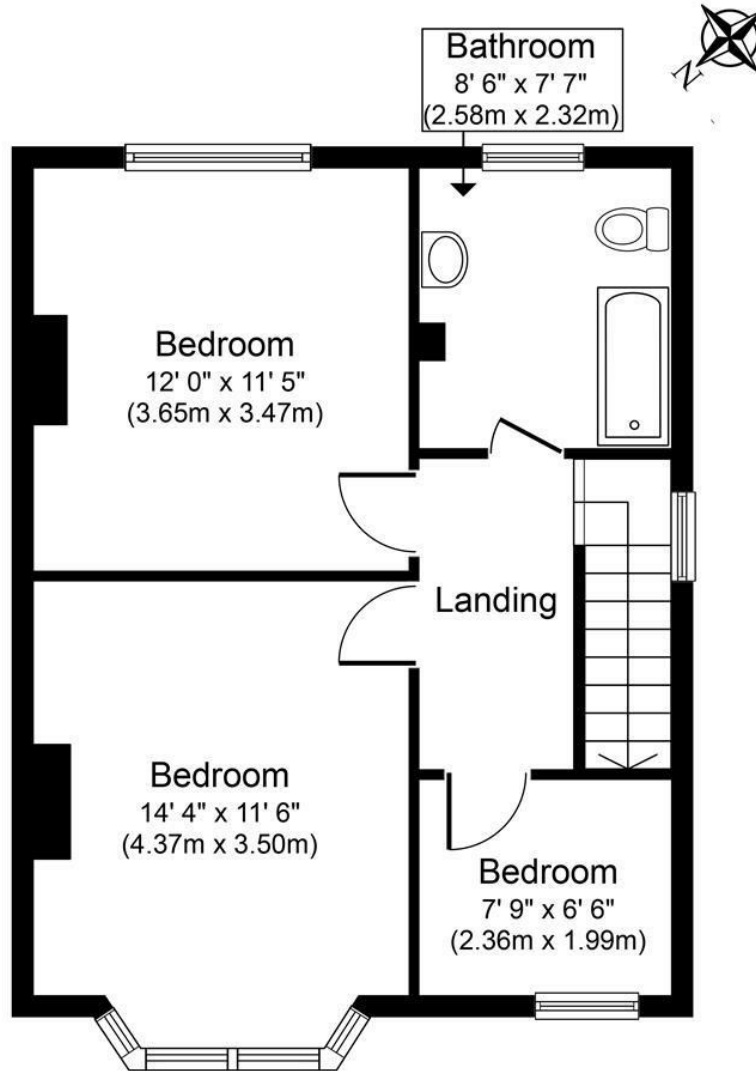




Ground Floor
Approximate Floor Area
522 sq. ft.
(48.5 sq. m.)

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
496 sq. ft.
(46.1 sq. m.)

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