

# Park Row



**Westcroft Lane, Hambleton, Selby, YO8 9JQ**

**Offers Over £500,000**



**\*\* DOUBLE DETACHED GARAGE \*\* DESIRABLE VILLAGE LOCATION \*\*** Situated in Hambleton, this detached family home briefly comprises: Hall, Ground Floor w.c, Lounge, Study, Dining Room, Kitchen Diner and Utility Room. To the First Floor are four bedrooms; with the Master having a Dressing Room and En-Suite, and a Family Bathroom. Externally, the property has a double detached garage that has been extended, a driveway and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS 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

UPVC door with top section having double glazed frosted panels to the front elevation leading into:

### Hall

15'3" x 9'6" (4.67m x 2.90m)



UPVC double glazed frosted units flanking entrance door and further uPVC double glazed windows to both side elevations. Stairs leading to First Floor Accommodation with balustrade and turned spindles. Central heating radiator and doors leading off.



## Ground Floor w.c

6'0" x 4'8" (1.85m x 1.43m)



White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome mixer tap over. Chrome heated towel rail and electric extractor fan. Tiled flooring.

## Lounge

20'2" x 12'3" (6.15m x 3.74m)



Coal effect 'Living Flame' gas fire set into granite effect back, hearth and fire surround. UPVC double glazed window to the front elevation giving views over open fields.





UPVC double glazed patio doors to the rear elevation, television point and central heating radiators. Door leading into:

### Study

8'9" x 6'0" (2.69m x 1.85m)



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

### Dining Room

12'11" x 7'5" (3.94m x 2.28m)



UPVC double glazed window to the front elevation and central heating radiator. Timber door with single glazed frosted panel leading into:





**Kitchen Diner**  
16'4" x 8'10" (5.00m x 2.70m)



Range of cream fronted base and wall units in 'shaker' style, including glass fronted display units with twisted pewter 'T' bar handles. Kick space plinth heater. One and a half bowl white ceramic sink and drainer with chrome mixer tap over set into wood block effect laminate work surface and brick tiled splashback.



Electric cooker point and brushed steel electric extractor fan over benefitting from downlighting. Integrated dishwasher. Breakfast bar area with brushed chrome legs, central heating radiator and tiled effect flooring. UPVC double glazed window to the rear elevation. Timber door with single glass frosted panels leading into:

**Utility Room**  
9'9" x 7'8" (2.98m x 2.34m)



Range of cream fronted base and larder units in a 'shaker style' with pewter twisted 'T' bar handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into wood block effect laminate work surface and brick tiled splashback. Plumbing for washing machine. UPVC double glazed window to the rear elevation and uPVC door with double glazed panel to the side elevation leading to patio/garden area. Central heating radiator and tiled effect flooring.

## FIRST FLOOR ACCOMMODATION

### Landing

Loft access, central heating radiator and doors leading off.



## Master Bedroom

16'7" x 10'11" (5.08m x 3.33m)



UPVC double glazed window to the front elevation giving spectacular views over open fields, central heating radiator and television point.

## Dressing Room

7'4" x 7'1" (2.26m x 2.18m)



UPVC double glazed window to the front elevation giving views over fields, central heating radiator and storage cupboard.



Door leading into En-Suite and aperture flowing through into:

## En-Suite

9'0" x 4'11" (2.75m x 1.50m)



Shower cubicle with chrome trimmed sliding doors, chrome shower over and is tiled to ceiling height. The rest of the suite is tiled to mid height. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into vanity. UPVC double glazed frosted window to the rear elevation. Electric shaver point, chrome heated towel rail and wood effect flooring.



### Bedroom Two

15'6" x 9'8" (4.73m x 2.96m)



Range of cream fronted fitted wardrobes and draw sections with chrome handles. Over stairs storage cupboard housing the hot water cylinder. UPVC double glazed window to front elevation giving views over fields and central heating radiator.

### Bedroom Three

12'5" x 10'3" (3.80m x 3.13m)



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

### Bedroom Four

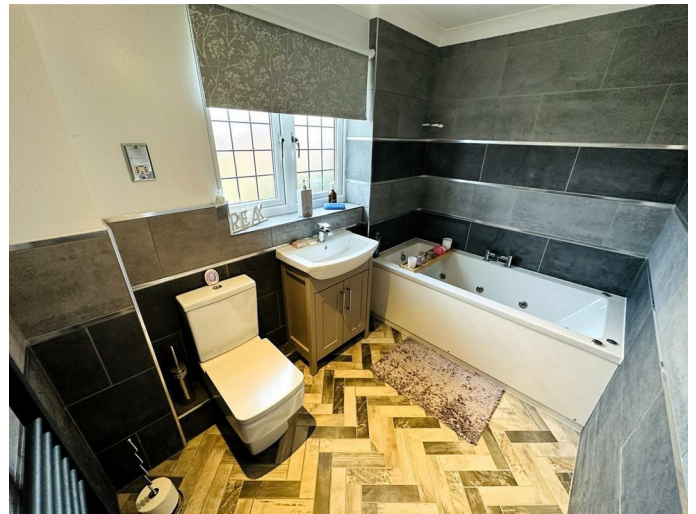
9'0" x 8'6" (2.75m x 2.61m)



Range of fitted wardrobes with wood grain effect sliding doors and mirror section. UPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring.

### Bathroom

8'11" x 5'9" (2.74m x 1.77m)



White bath with chrome mixer tap over and jet bath system incorporated. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into grey vanity unit. The bath area is tiled to coving height and the rest of the room is tiled to mid height. Heated towel rail, herringbone tiled flooring, uPVC double glazed frosted window to the rear elevation and electric shaver point.

### EXTERIOR



## Front



Outside light and block concrete printed pathway running along the front of the property merging into the matching driveway. The front garden is laid to lawn with boundaries defined by hedging and timber fence. The driveway leads to double detached garage which has been extended to the rear to provide more space. To the side of the garage is a timber pedestrian access gate giving access onto matching block concrete printed pathway running along the side of the house and garage. UPVC door leading into the detached garage.

### Detached Double Garage

22'9" x 16'5" max (6.94m x 5.01m max)

Power and electric roller door. Loft access to provide further storage above.

## Rear



Outside tap and block concrete pathway stepping onto flagged patio which wraps around the side of the property. The garden itself is predominantly laid to lawn and has a further flagged patio area to the bottom.



Further raised patio area with sleeper borders and mature established trees and shrubs. The rear is fully enclosed with timber fence, concrete posts, gravel boards, hedging and brick wall.



### Directions

Leave Selby on the A1238 (Leeds Road) heading in the direction of Leeds. Continue through the village of Thorpe Willoughby and at the roundabout bear right onto the A63 again heading towards Leeds. As you enter the village of Hambleton this becomes Main Road. Continue past 'The Owl' and turn left onto Bar Lane. Finally, turn left again onto Westcroft Lane where the property can be located on the left hand side.

### Tenure: Freehold

### Local Authority: North Yorkshire Council

Tax Band: E

### UTILITIES

Electric: Mains

Gas: Mains  
Water: Mains, Metered  
Sewerage: Mains

## **MOBILE AND BROADBAND COVERAGE**

Mobile: Some 5G Coverage available

Broadband: FTTC

## **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**

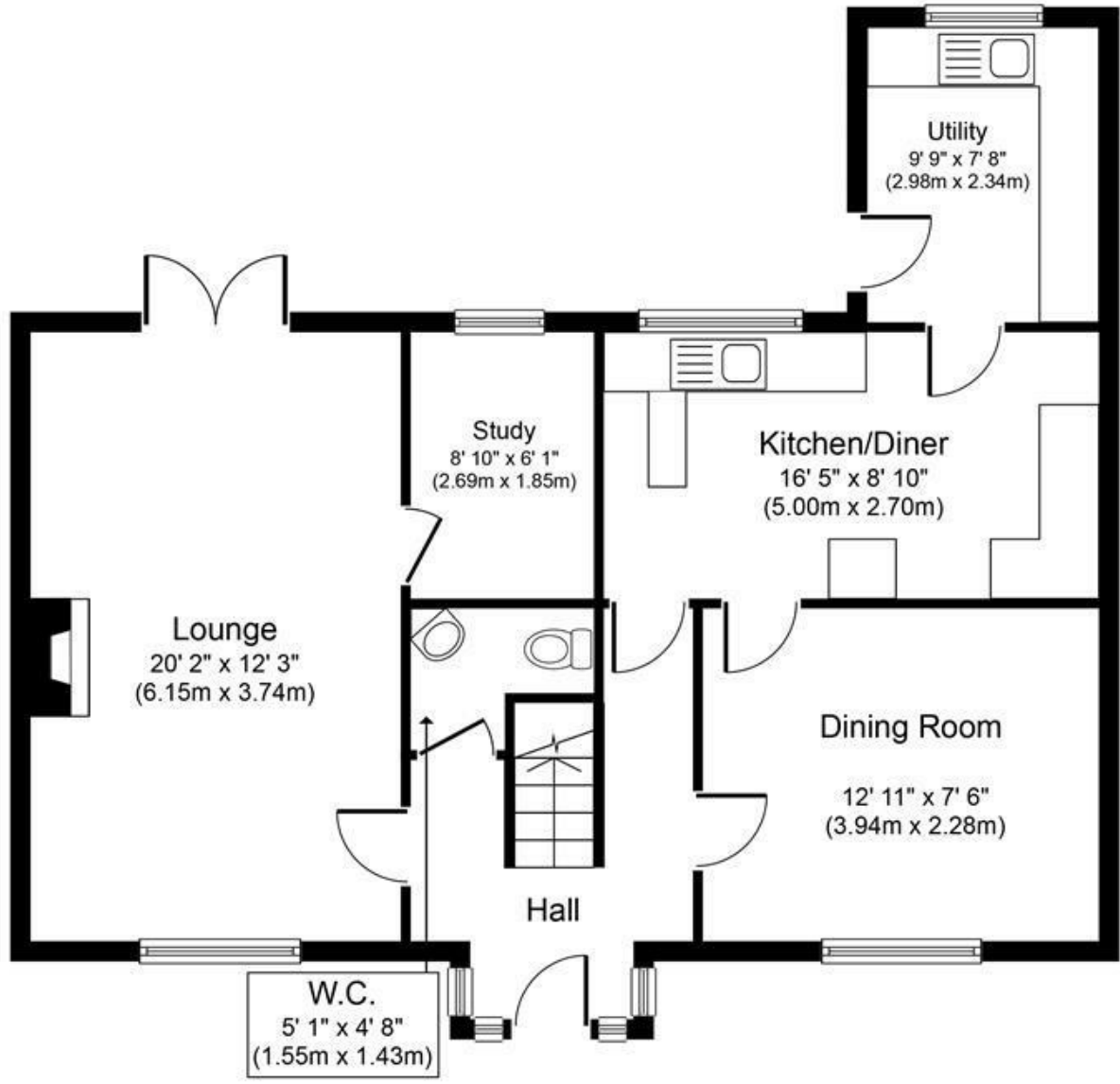
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## **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.



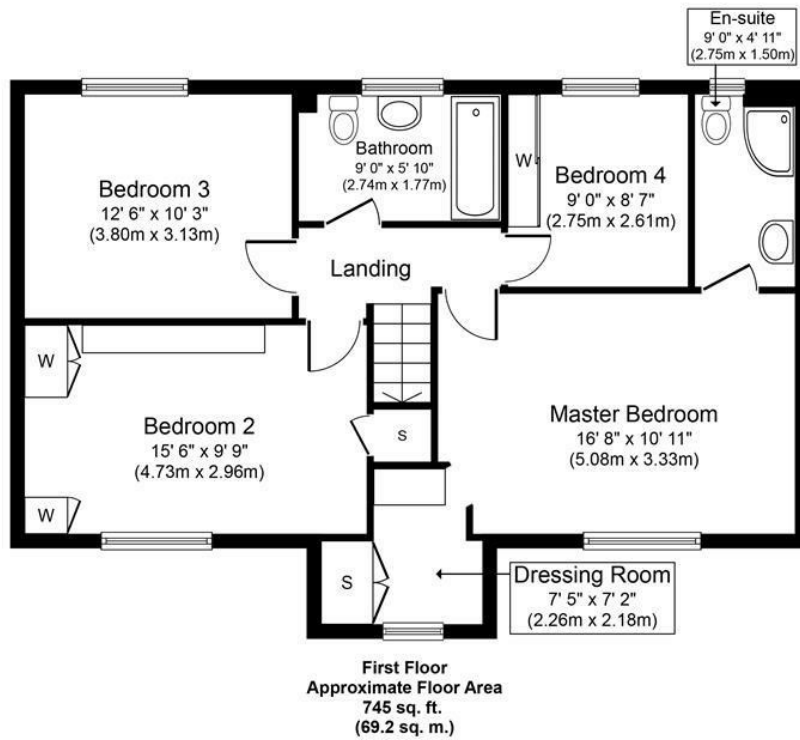


**Ground Floor**  
**Approximate Floor Area**  
**776 sq. ft.**  
**(72.1 sq. m.)**

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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