

# Park Row



**Brigg Lane, Camblesforth, Selby, YO8 8HD**

**Offers Over £325,000**



**\*\* AMPLE OFF-STREET PARKING \*\* UTILITY \*\* VILLAGE LOCATION \*\*** Situated in the desirable village of Camblesforth, this detached house briefly comprises: Ground Floor W.C, Kitchen-Diner, Lounge, Utility and Garage. To the First Floor are four bedrooms, one with En-Suite and Family Bathroom. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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

7'9" x 7'6" (2.37m x 2.30m )



UPVC double glazed windows to the front and side elevations. Central heating radiator, wood effect flooring and stairs leading to First Floor Accommodation. Keypad for intruder alarm and doors leading off.

### Ground Floor W.C

6'1" x 3'7" (1.86m x 1.10m )



White low flush w.c with hidden cistern and chrome controls. White pedestal wash hand basin with chrome mixer tap over and tiled splashback. Chrome heated towel rail and wood effect flooring. UPVC double glazed frosted window to the side elevation.

## Kitchen-Diner

26'4" x 11'10" (8.03m x 3.63m )



Range of cream fronted base and wall units with brushed steel handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into a wood block effect laminate work surface with matching upstand. Breakfast bar area.



Integrated appliances include: oven, four ring ceramic hob, fridge, freezer, dishwasher and electric extractor fan benefitting from downlighting. 'Worcester Bosh' central heating radiator.





Wood effect flooring, uPVC double glazed window to the side elevation and aperture flowing through into the dining room area.



Door leading into:

### Utility

9'8" x 8'11" (2.95m x 2.74m )



Door to understairs storage/pantry. Central heating radiator and uPVC double glazed sliding patio doors to the rear elevation.



Range of grey fronted base units with pewter handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into wood block effect laminate worksurface with matching upstand. Plumbing for washing machine and extractor fan. Wood effect flooring and central heating radiator. UPVC double glazed window to the rear elevation. UPVC door with top section having double glazed frosted panel to the rear elevation. Door leading into:

### Integral Garage

12'11" x 9'3" (3.94m x 2.83m )

Having power and up and over door.

## Lounge

25'9" x 12'4" (7.86m x 3.76m )



UPVC double glazed windows to the front and rear elevations.



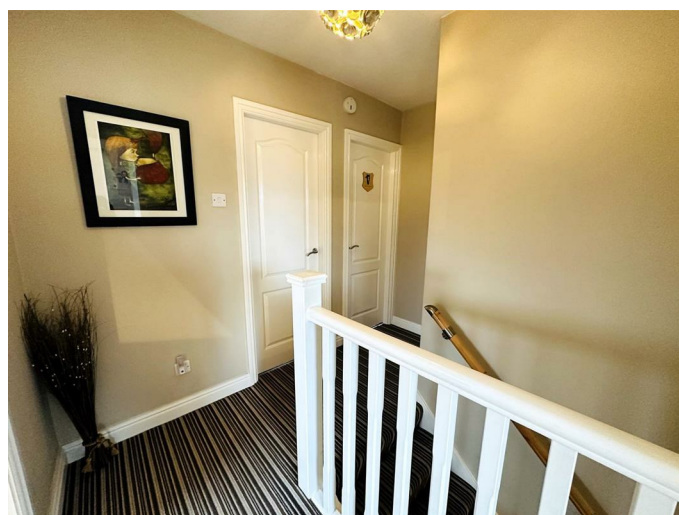
Cast stove set into granite effect back, tiled surround and inset timber mantle.



Television point and two central heating radiators.

## First Floor Accommodation

### Landing

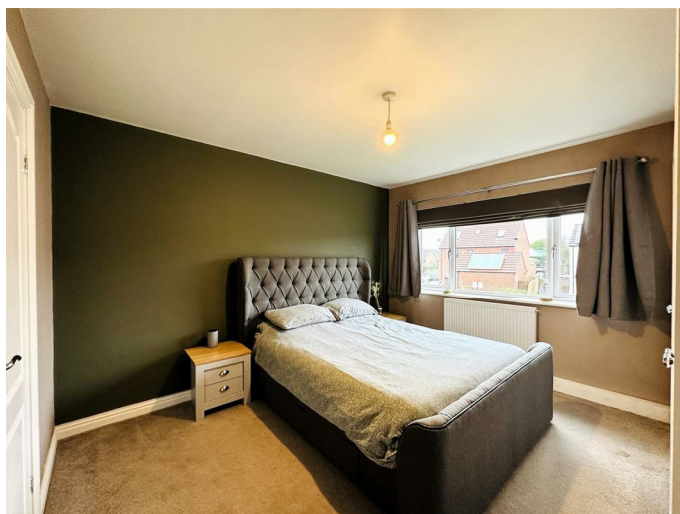


Loft access, balustrade and spindles and doors leading off.



## Bedroom One

11'11" x 11'10" (3.64m x 3.62m )



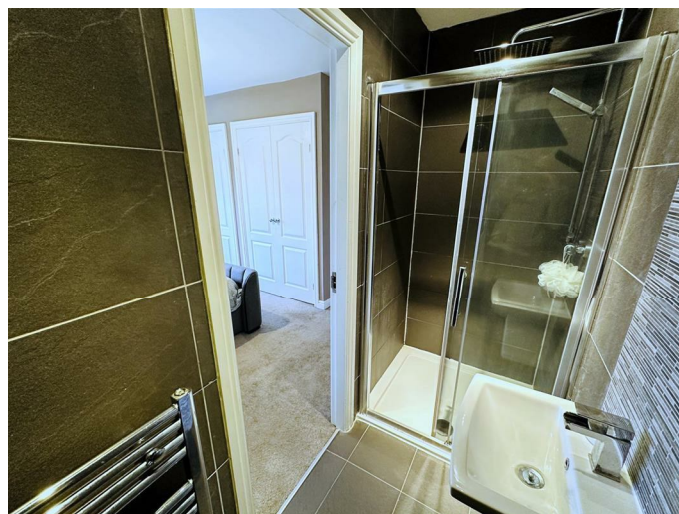
UPVC double glazed window to the front elevation.



White fronted fitted Wardrobes, central heating radiator and door leading into:

## En-Suite

8'7" x 3'2" (2.64m x 0.98m )



Shower cubicle with chrome trimmed sliding doors and chrome shower over. White wash hand basin with chrome mixer tap over. Tiled flooring and the room is tiled on all walls to ceiling height. Chrome heated towel rail and extractor fan.

## Bedroom Two

11'11" x 9'10" (3.64m x 3.01m )



UPVC double glazed window to the rear elevation.





Central heating radiator and television point.

### Bedroom Three

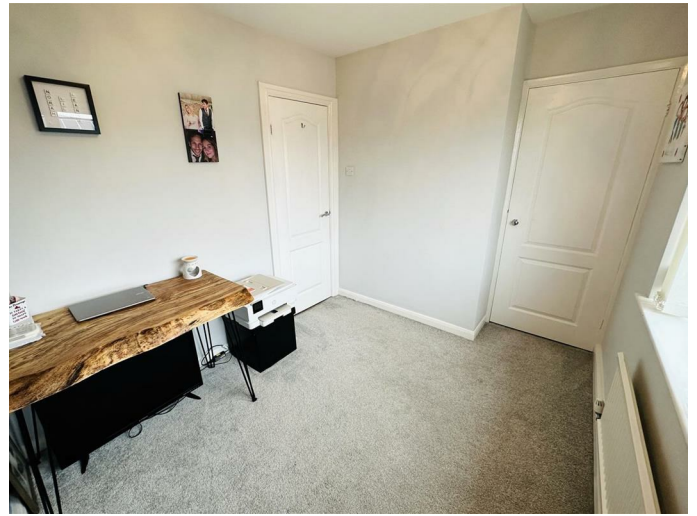
11'11" x 9'10" (3.64m x 3.01m )



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

### Bedroom Four

10'0" x 7'9" (3.06m x 2.37m )



UPVC double glazed window to the front elevation. Central heating radiator and door into storage cupboard.

### Bathroom

9'8" x 5'6" (2.95m x 1.68m )



White P-shaped bath with chrome mixer tap over and further chrome shower. Bath area is tiled to ceiling height. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over and tiled splashback. Tiled flooring and chrome heated towel rail. UPVC double glazed frosted window to the side elevation.

### Exterior



## Front



Outside lamps on PIR sensors. Decorative herring bone brick blocked pathway running along the front.



Decorative stone driveway providing ample off-street parking, leading up to up and over garage door. Outside taps.

## Rear



Garden is laid to lawn with herbaceous borders. Boundaries are defined by hedging, fencing and brick wall.



Two tiered raised timber decked patio area with newel posts and rope. Outside electrical point, tap and lamp.





Garden is laid to lawn and fully enclosed with timber fence, concrete posts, decorative gravel boards and brick wall.



Pathway to the side of the property leading to timber pedestrian access gate.



Raised timber sleeper bed.

### 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.

### HEATING AND 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.

### 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains, Metred

Broadband: Fibre (FFTP)

Mobile: 4G

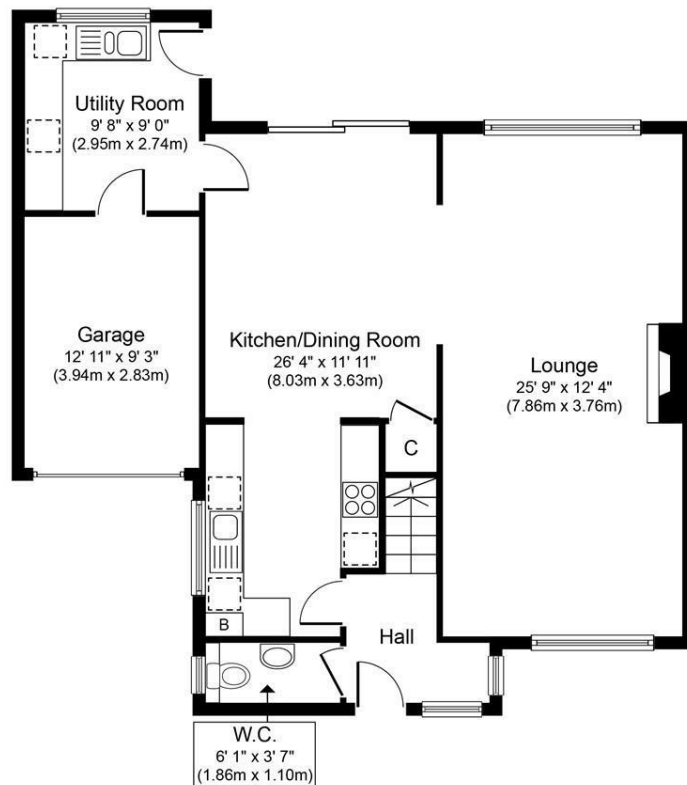
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## VIEWINGS

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.



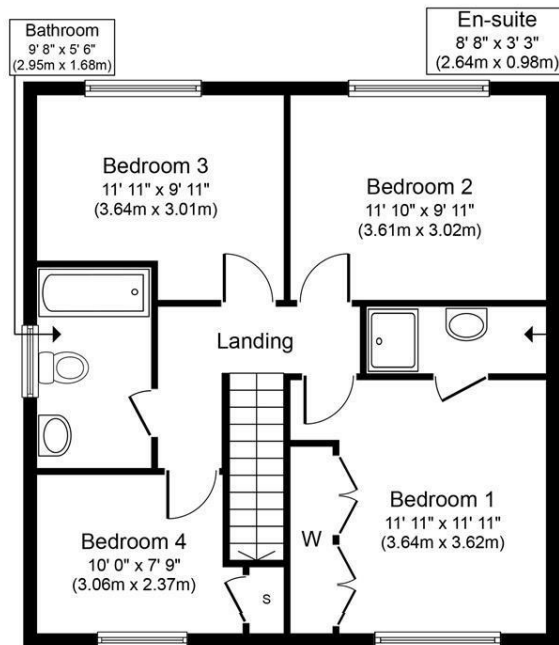


**Ground Floor**  
**Approximate Floor Area**  
**897 sq. ft.**  
**(83.4 sq. m.)**

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  
636 sq. ft.  
(59.1 sq. m.)

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