

Park Row



Station Road, Hambleton, Selby, YO8 9HY

Offers Over £190,000



**** NO UPWARD CHAIN ** DESIRABLE VILLAGE LOCATION **** Situated in Hambleton, this semi-detached property briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen. To the First Floor are two bedrooms and Bathroom. Externally, the property has off street parking for two cars to the front, and an enclosed garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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'.**



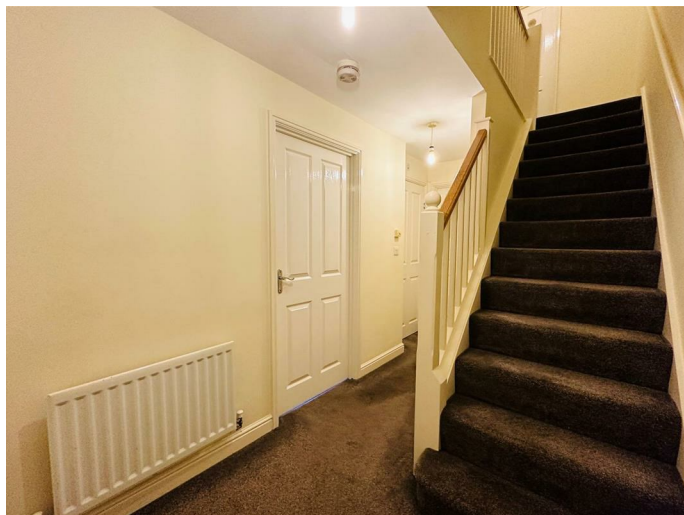
GROUND FLOOR ACCOMMODATION

Entrance

Panel effect reinforced door leading into:

Hall

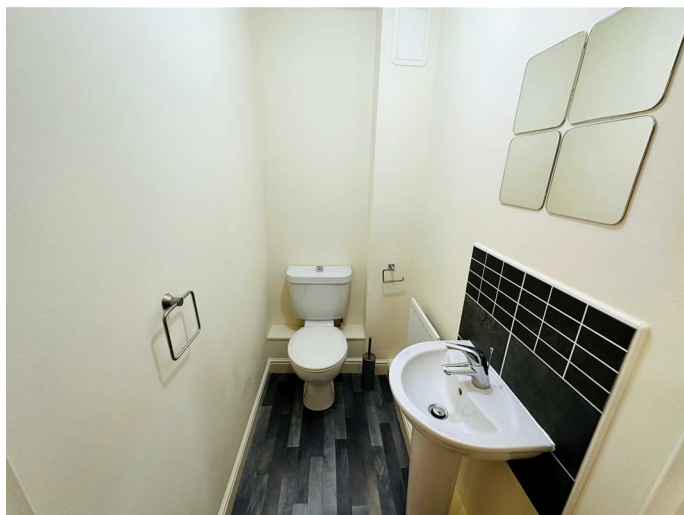
14'2" x 6'3" max (4.32m x 1.91m max)



Stairs leading to First Floor accommodation with balustrade, spindles and handrail. Telephone point, central heating radiator and under stairs storage cupboard. Doors leading off.

Ground Floor w.c

5'5" x 3'3" (1.66m x 1.01m)



White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over and tiled splashback. Central heating radiator, extractor fan and wood effect flooring.

Lounge

12'9" x 12'7" (3.91m x 3.84m)



Wall mounted electric fire. UPVC double glazed patio doors to the rear elevation, central heating radiator and television and telephone points.



Kitchen

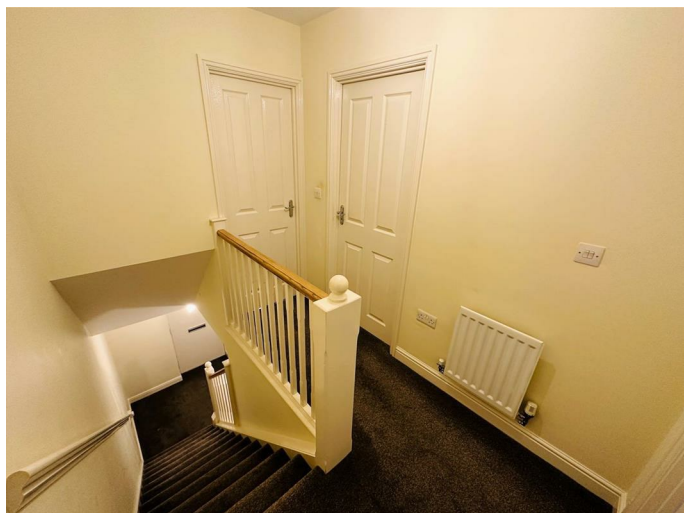
10'0" x 6'0" (3.05m x 1.85m)



Range of cream fronted base and wall units with brushed chrome handles and underlighting to wall units. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into wood block effect laminate work surface and brick tiled splashback. Integrated appliances include: electric oven and four ring gas hob with brushed steel electric extractor fan benefitting from downlighting. Plumbing for washing machine. 'Ideal' central heating boiler. UPVC double glazed window to the front elevation. Wood effect flooring.

FIRST FLOOR ACCOMMODATION

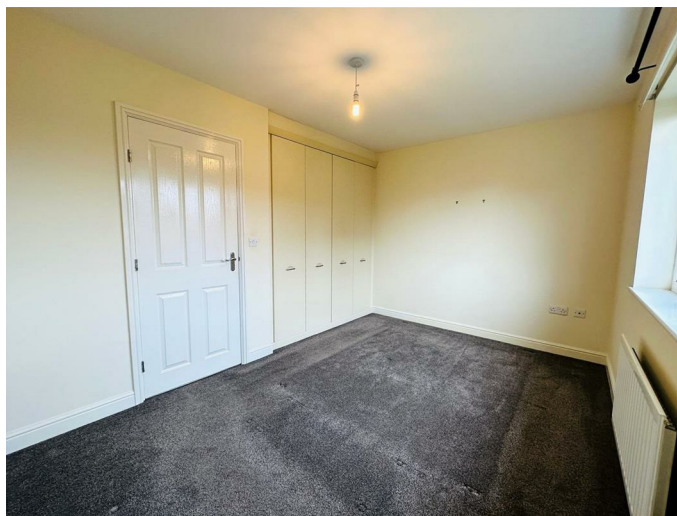
Landing



Balustrade and spindles, loft access, central heating radiator and doors leading off.

Bedroom One

12'6" x 8'10" (3.83m x 2.70m)



Range of cream fronted 'Hammonds' fitted wardrobes with chrome handles. UPVC double glazed window to the rear elevation, central heating radiator and television and telephone points.



Bedroom Two

12'7" x 8'2" (3.85m x 2.51m)



Storage cupboard housing hot water cylinder. UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

6'5" x 6'3" (1.98m x 1.93m)



White panel bath with chrome mixer tap over and white and chrome 'Mira' electric shower over. Chrome trimmed shower screen. The shower area is tiled to ceiling height. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over and tiled splashback. Electric shaver point, central heating radiator, extractor fan and wood effect flooring.

EXTERIOR- Front



Storm porch and outside lamp. Flagged pathway running along the front with decorative stone edging. The garden is laid to lawn. Outside tap and hedging. Tarmac driveway for two cars running along the side of the property. Timber pedestrian access gate giving access into:

Rear



Flagged pathway with decorative stone and herbaceous borders. Flagged concrete hardstanding with timber storage unit. Fully enclosed with timber fence and timber posts.



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. Take a right onto St Marys Approach and then right again onto Station Road. The property can be clearly identified by a Park Row 'For Sale' board.

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

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

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.

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.

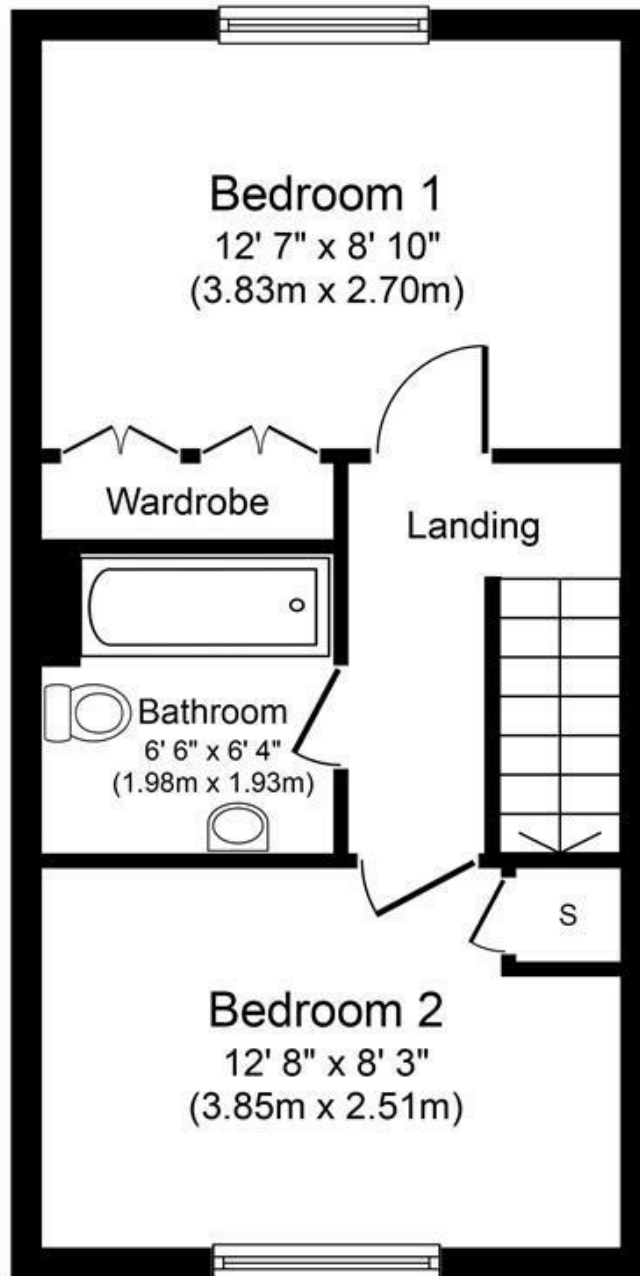
Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Meter

Broadband: Ultrafast
Mobile: 4G

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

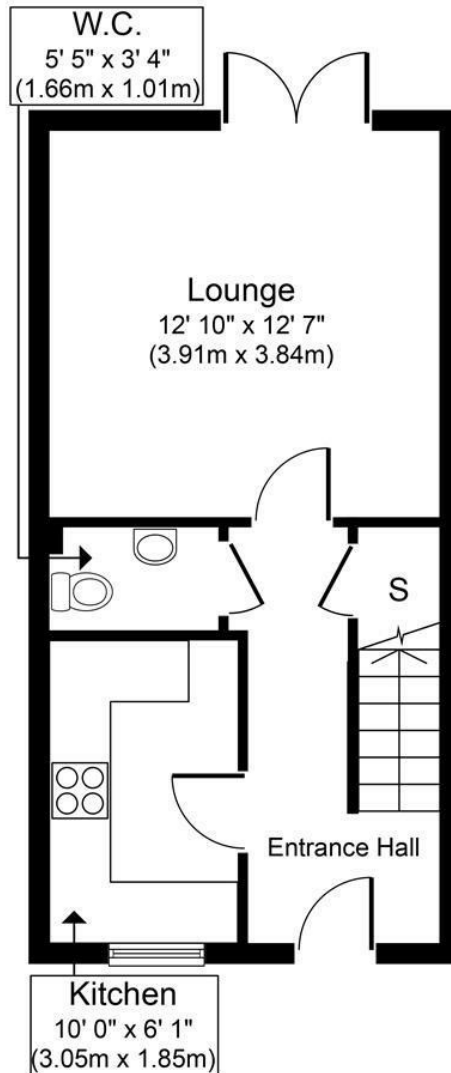
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



First Floor
Approximate Floor Area
329 sq. ft.
(30.6 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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Ground Floor
Approximate Floor Area
329 sq. ft.
(30.6 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
49-54 E			49-54 E		
41-48 F			41-48 F		
31-40 G			31-40 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 2009/31/EC	