

Park Row

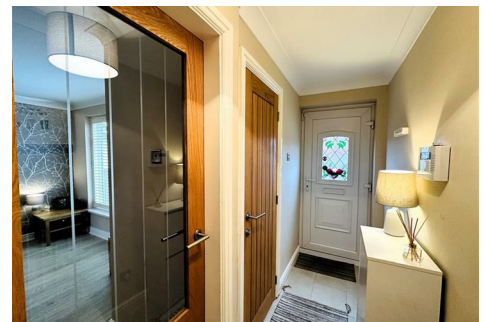


Manor Close, Hemingbrough, Selby, YO8 6QB

Offers Over £250,000



**** CLOSE TO PRIMARY SCHOOL ** DINING ROOM OPENING ONTO GARDEN **** Situated in Hemingbrough this linked detached house briefly comprises: Hall, Ground Floor w.c, Lounge, Dining Room and Kitchen. To the First Floor are three bedrooms and Shower Room. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE 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 entrance door with double glazed frosted panel leading into:

Hall

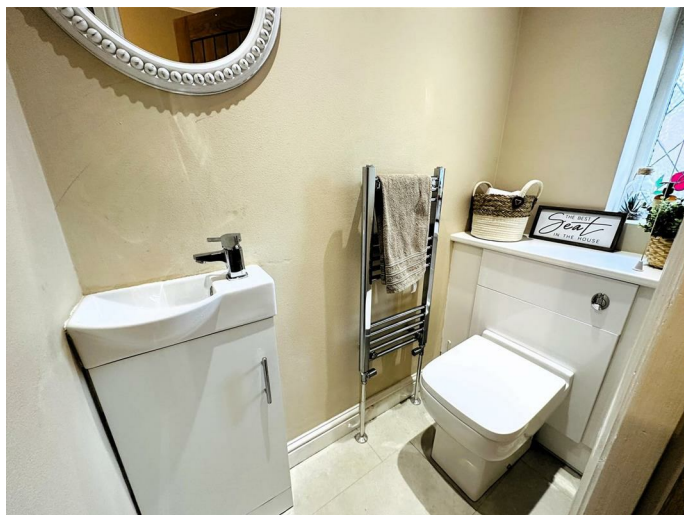
9'5" x 3'2" (2.89m x 0.99m)



Stairs leading to First Floor accommodation. Tiled flooring, keypad for security system, central heating radiator and oak doors leading off.

Ground Floor w.c

5'6" x 2'6" (1.68m x 0.78m)



White low flush w.c with inset controls and concealed cistern. Wash hand basin with chrome mixer tap over set into high gloss vanity with chrome mixer tap over. UPVC double glazed frosted window to the front elevation. Chrome heated towel rail and tiled effect flooring.

Lounge

13'10" x 13'2" (4.23m x 4.02m)



Cast iron multi-fuel burner with glazed flagged hearth and exposed brick mantle over.

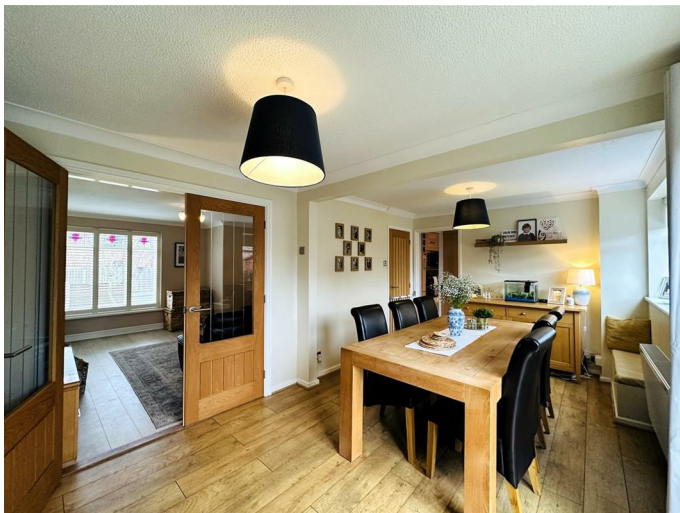




UPVC double glazed window to the front elevation. Television and telephone points. Timber framed double panelled doors leading through to:

Dining Room

16'6" x 10'4" (5.04m x 3.17m)



UPVC double glazed sliding patio door giving access to rear garden. UPVC double glazed window to rear elevation and under-stairs storage cupboard. Central heating radiator, wood effect laminate flooring and oak door leading into:



Kitchen

10'3" x 8'0" (3.13m x 2.46m)



Range of light oak effect base, wall and larder units with decorative brushed steel handles. One and a half bowl ceramic sink and drainer with chrome mixer tap over set into granite laminate work surface. Integrated appliances include: brushed steel electric oven, microwave, four ring brushed steel gas hob with matching splash back, extractor fan benefitting from downlighting, fridge, freezer and dishwasher. UPVC double glazed window and uPVC door with top section having double glazed frosted panels to the rear elevation. Chrome heated towel rail and tiled effect laminated wood flooring.



FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed frosted window to side elevation. Balustrade and spindles, smoke alarm, access to loft, storage cupboard and oak doors leading off.

Bedroom One

12'5" x 10'4" (3.80m x 3.15m)



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



Bedroom Two

11'2" x 10'4" (3.42m x 3.15m)



UPVC double glazed window overlooking rear garden and central heating radiator.

Bedroom Three

7'10" x 7'3" (2.41m x 2.22m)



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

Shower Room

7'3" x 6'1" (2.22m x 1.87m)



With walk-in open shower area with glass screen and mains shower with chrome fittings. White low flush w.c with chrome fittings and vanity wash hand basin with chrome mixer taps over and high gloss storage unit. Chrome heated towel rail and electric extractor fan. The shower area is tiled on all walls to ceiling height with the rest of the room tiled to mid-height. UPVC double glazed frosted window to the rear elevation.

EXTERIOR

Front



Flagged and concrete driveway leading to garage with up and over door. Lawned area and enclosed front and side perimeter fence. Flagged pathway leading down the side of the property through a timber pedestrian access gate giving access to the rear.



Rear



Partially laid to lawn with herbaceously planted borders and two flagged patio areas. Outside tap. The area is fully enclosed with timber fence, concrete posts and gravel boards.

Directions

From Selby Head out on the Barlby Road (A19) to the big roundabout, take the first exit signposted York (A19), at the next roundabout take the third exit signposted Osgodby/Hemingbrough (A63). Follow the road down until you get into Hemingbrough. Take your first right onto Main Street, and then your first left onto Villa Close, turn right on and the property will be clearly marked by the Park Row Properties 'For Sale' board.

SOLAR PANELS

There are solar panels fitted to the roof of the property to help reduce the bills. The gas company will pay cash back on any excess energy.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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

Broadband: Fast (FTTC)

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.

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

VIEWINGS

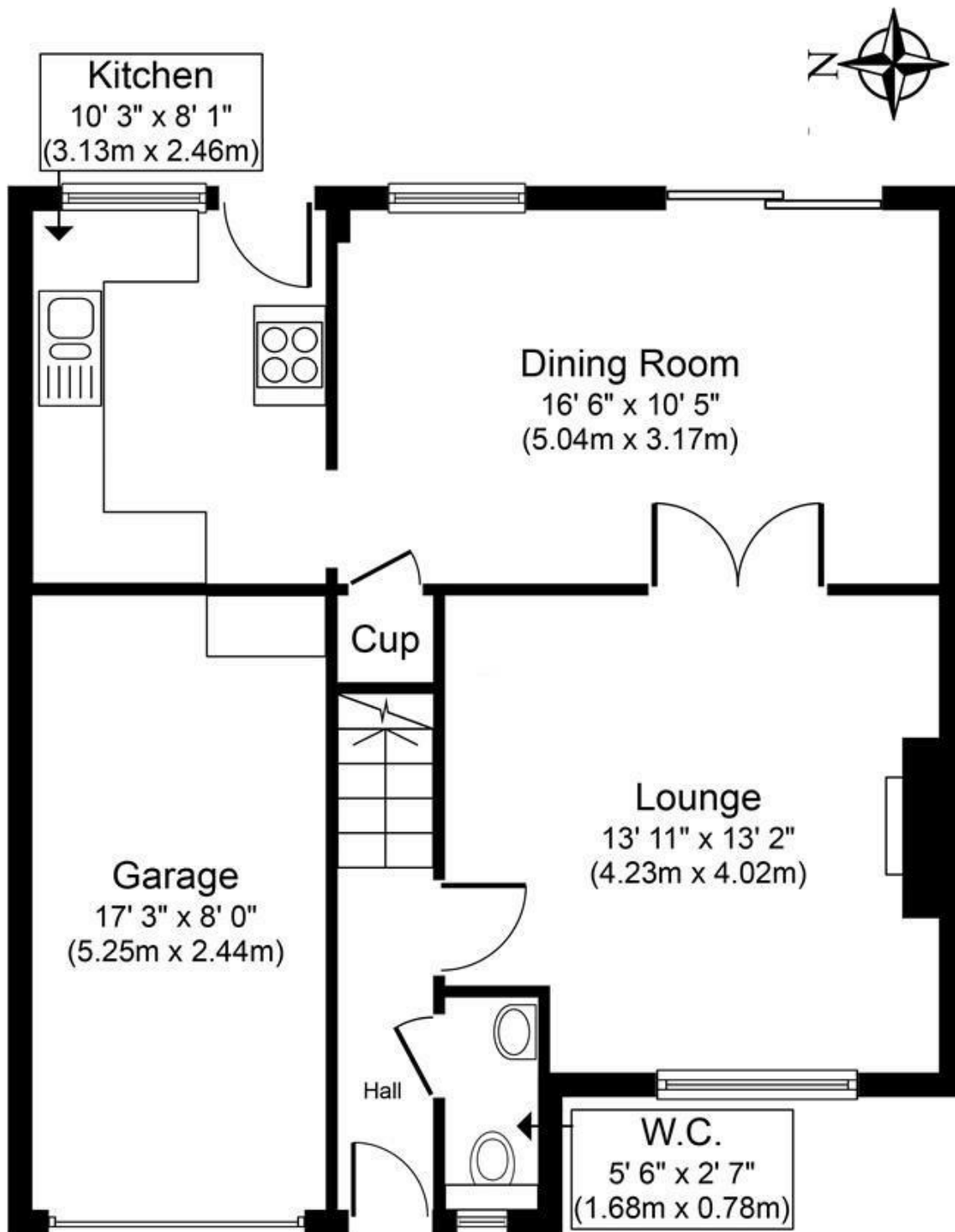
Strictly by appointment with the sole agents.

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.

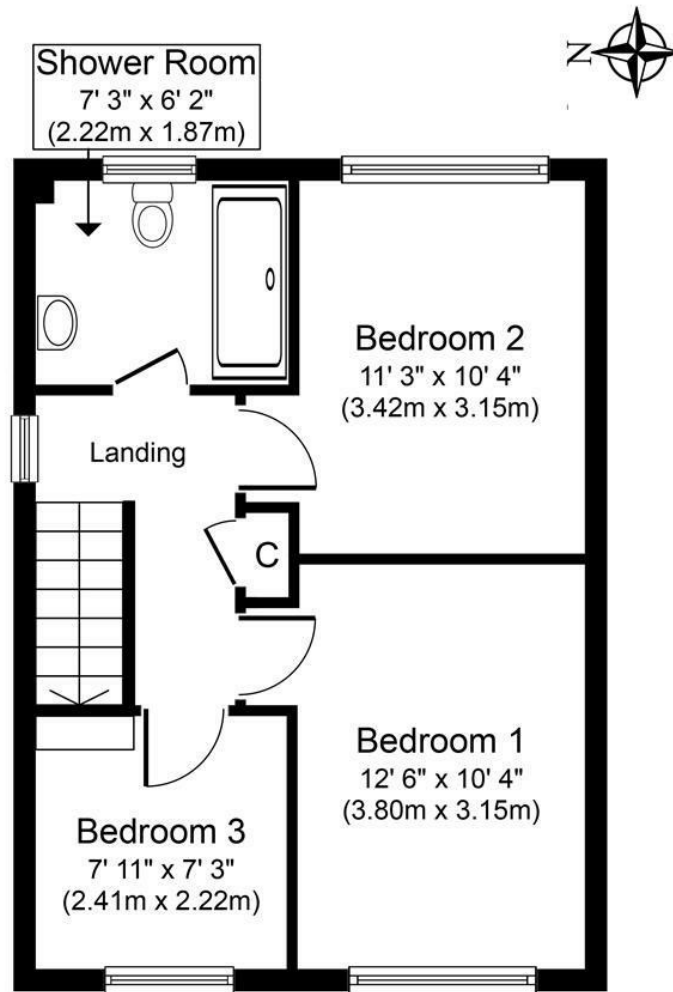




Ground Floor
Approximate Floor Area
644 sq. ft.
(59.8 sq. m.)

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
392 sq. ft.
(36.4 sq. m.)

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