

Park Row



Church Walk, Wistow, Selby, YO8 3US

Offers Over £280,000



**** DETACHED DORMER BUNGALOW ** SOUTH FACING REAR GARDEN **** The property is located in the sought after village of Wistow having excellent access to both Selby and York. The property itself comprises Hallway, Lounge, Dining Kitchen, Conservatory, two bedrooms and Family Bathroom. To the First Floor are two further bedrooms, both with En-Suites. Externally there is a single garage with driveway and gardens. **VIEWING IS HIGHLY RECOMMENDED 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

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

Hallway



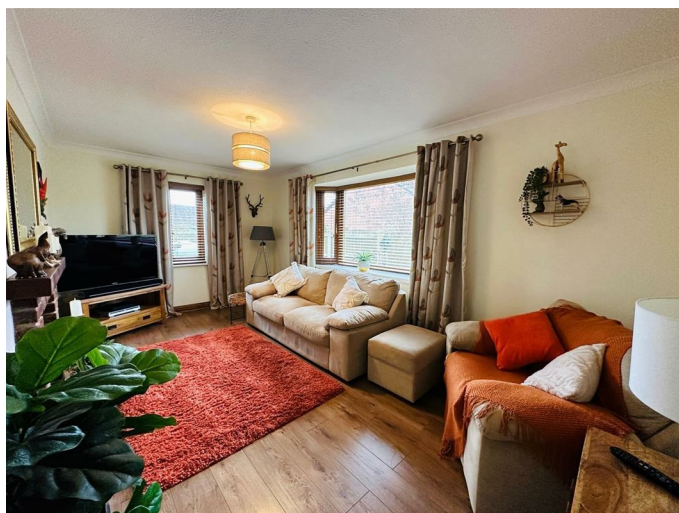
Full length uPVC double glazed frosted panel next to the front door to front elevation, central heating radiator and wood effect flooring. Storage cupboards and doors leading off:

Lounge

17'5" x 9'8" (5.32m x 2.97m)



Feature fireplace with brick surround, timber mantle and bricked hearth. UPVC double glazed bow window to the front elevation and uPVC double glazed window to side elevation. Wood effect flooring, television and telephone points and central heating radiator.



Dining Kitchen

26'2" x 9'11" (8.0m x 3.04m)



Range of base and wall units with wood grain effect shaker style doors and pewter handles. Single bowl granite effect sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Electric cooker point, integrated dishwasher and plumbing for washing machine. UPVC door with leaded double glazed frosted panel to side elevation and uPVC double glazed window to rear elevation. Central heating radiator and wood effect flooring.



To the dining section there is a further uPVC double glazed window to rear elevation, central heating radiator, under stairs alcove and stairs leading to First Floor accommodation with balustrade and turned spindles. Wood effect flooring and uPVC double glazed double patio doors to rear elevation leading into:



Conservatory
8'9" x 8'2" (2.69m x 2.50m)



UPVC double patio doors to the rear elevation and uPVC double glazed units to side and rear elevations. Double glazed roof and wood effect flooring.

Bedroom Three
11'1" x 10'5" (3.38m x 3.19m)



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

Bedroom Four

8'10" x 7'9" (2.70m x 2.38m)



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

Family Bathroom

7'3" x 5'6" (2.21m x 1.69m)



White corner bath with chrome mixer tap over and chrome shower attachment. Electric white and chrome shower over the bath. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail. The bathroom is tiled on all walls to coving height and has tiled flooring. Extractor fan and uPVC double glazed frosted window to front elevation.

FIRST FLOOR ACCOMMODATION

Landing

Timber framed double glazed skylight window to front elevation, balustrade and turned spindles and doors leading off:

Bedroom One

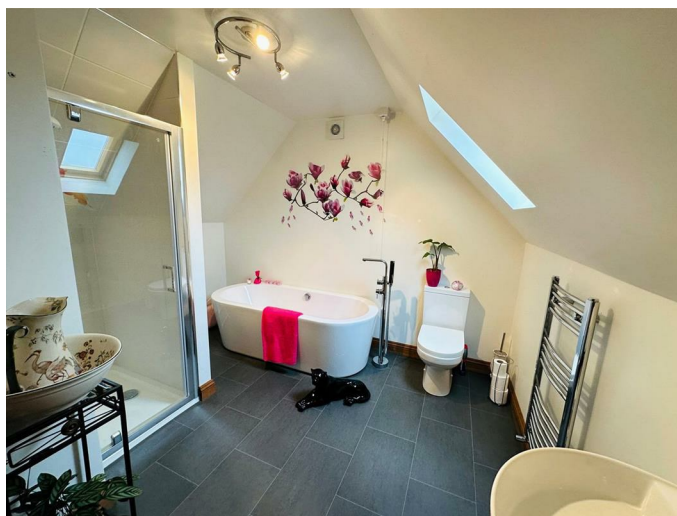
12'0" x 10'8" (3.67m x 3.26m)



Twin timber framed skylight windows to the rear elevation with built in blinds, central heating radiator and door leading into:

En-Suite

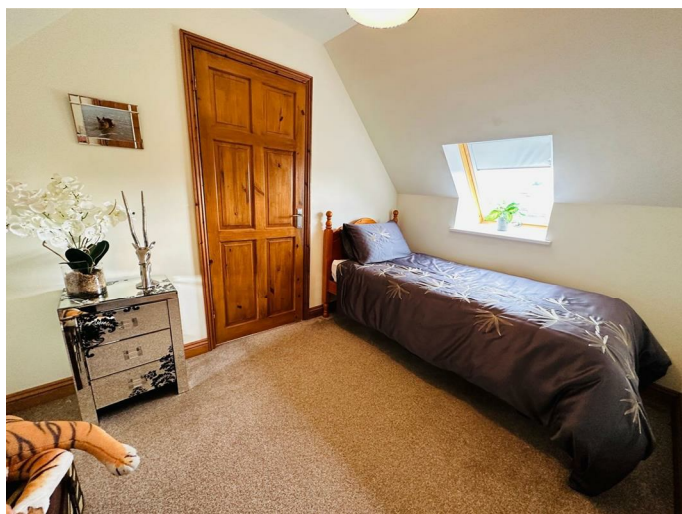
10'8" x 9'5" (3.26m x 2.89m)



White freestanding bath with chrome controls and chrome shower attachment. Separate shower cubicle with chrome trimmed door and white and chrome shower over which is tiled to ceiling height. White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome mixer tap over. Chrome heated towel rail, electric extractor and tiled effect flooring. Timber framed skylight window to the front elevation.

Bedroom Two

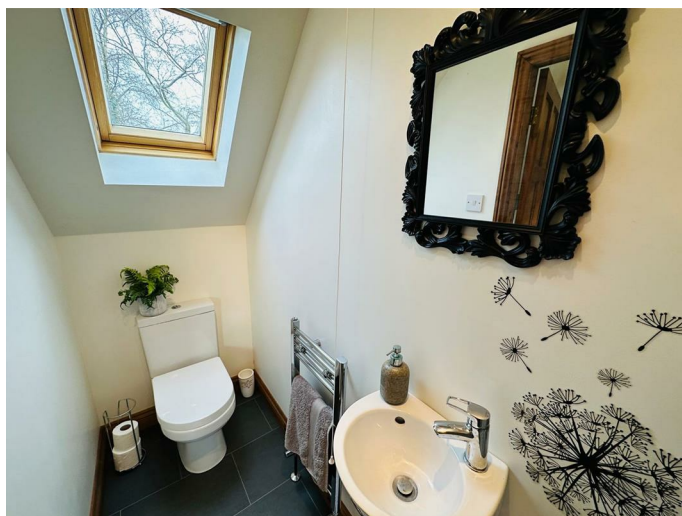
10'8" x 7'8" (3.26m x 2.34m)



Timber framed double glazed skylight window to rear elevation with built in blind. Central heating radiator and door leading into:

En-Suite

10'7" x 2'11" (3.25m x 0.90m)



Single shower with chrome trimmed door and white and chrome shower over. The shower area is tiled to ceiling height. White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome mixer tap. Chrome heated towel rail, timber framed double glazed skylight window to the front elevation and tiled effect flooring.

EXTERIOR- Front



Storm porch. Flagged pathway along one side of the property with decorative stoned border. Further flagged pathway leading to the garden area. The garden is divided into two sections of lawn with mature established trees and shrubs. The pathway leads to timber pedestrian access gate leading to pedestrian footpath. Further decorative stone and flagged patio area.

Rear



The garden itself has further flagged patio area and is laid to lawn with barked herbaceous planted borders. Mature established shrubs and trees and raised bricked planters. Flagged and decorative driveway leading to the single brick built garage with timber pedestrian access door, further 'up and over' door and window to the rear.



into the village of Wistow. Turn right onto Hill Top Road and right again onto Church Walk.

LOCAL AUTHORITY, TAX BANDING & TENURE

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 & MOBILE COVERAGE

Electricity: Mains

Heating: Oil

Sewerage: Mains

Water: Mains

Broadband: Ultrafast (FTTP)

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 & 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.

DIRECTIONS

Leave Selby via Millgate/Wistow Road and follow the B1223

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

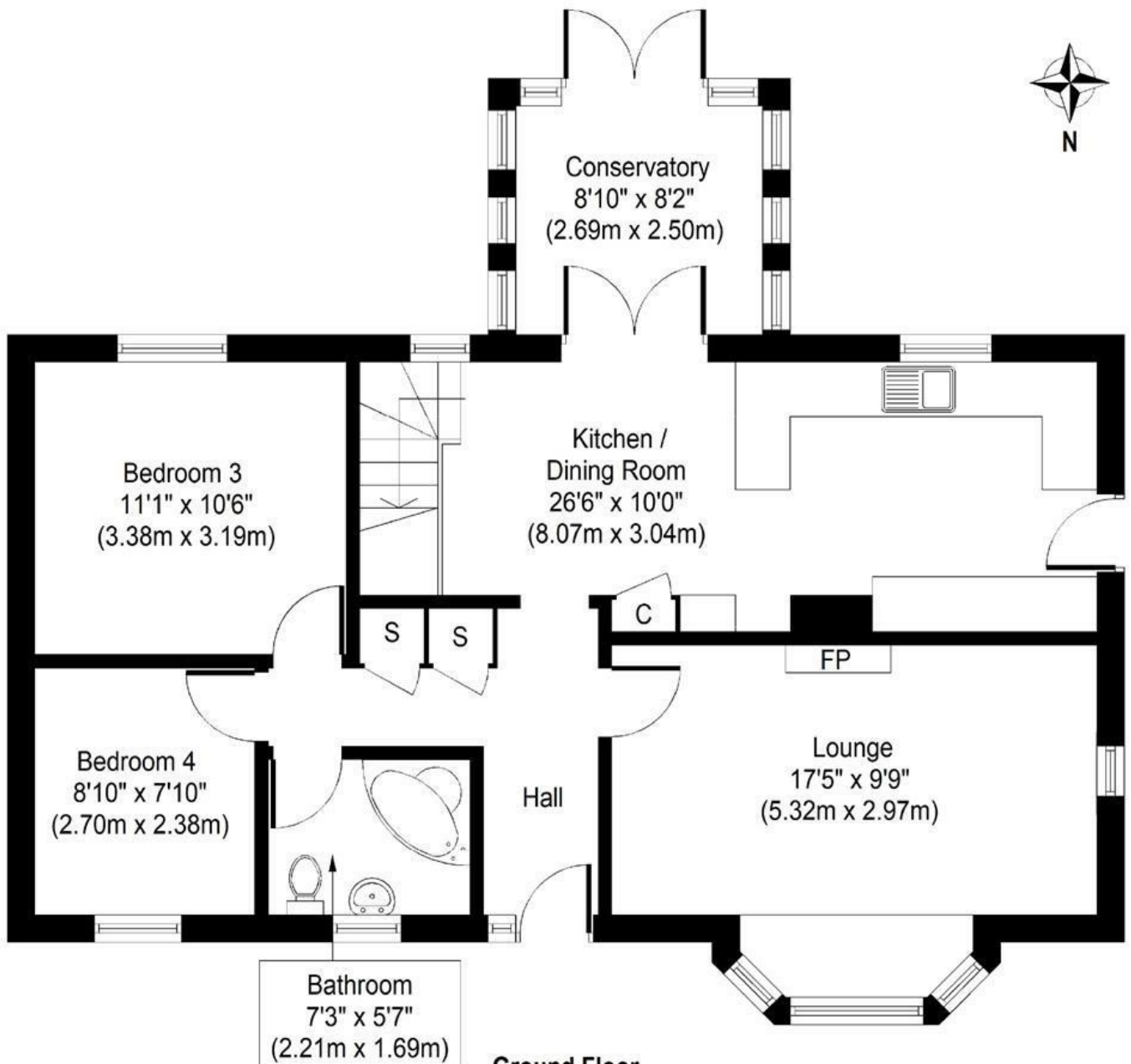
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

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

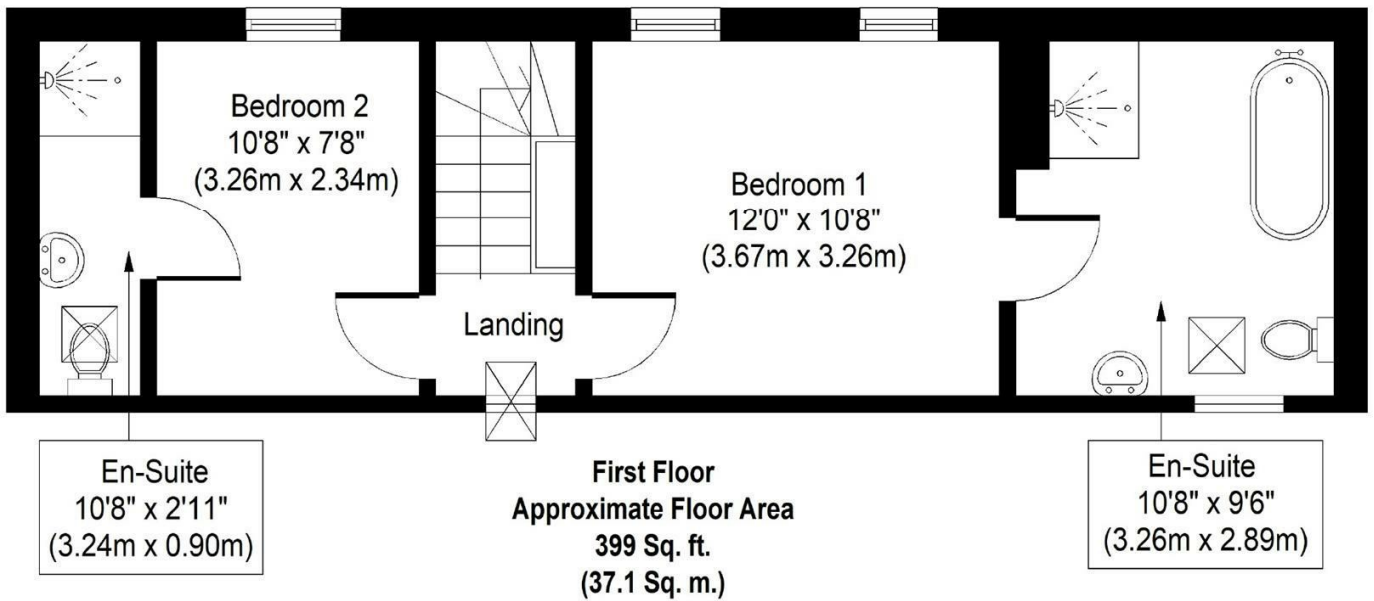
Approximate Floor Area

859 Sq. ft.

(79.8 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. 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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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

