

Park Row



Tune Street, Osgodby, Selby, YO8 5HL

£275,000



**** EXTENDED PROPERTY ** SOLAR PANELS **** Situated in the village of Osgodby, this semi-detached home briefly comprises: Porch, Hall, Lounge, Kitchen Diner, Utility Room, Dining Room, Conservatory, four Bedrooms, Bathroom and Shower Room. Externally the property benefits from Garage with power and lighting, off street parking and gardens to rear with electrical points and outside tap and giving views overlooking fields. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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'.**



Spacious extended family home benefitting from composite external doors and uPVC double glazing throughout. Gas central heating with multi-fuel burner located within the Lounge. Integrated appliances in the Kitchen include electric oven, ceramic hob with extractor fan over and dishwasher whilst the Utility Room provides plumbing for washing machine. The Dining Room opens onto Conservatory which benefits from air conditioning and gives views over the garden and fields beyond. The Garage is accessed via electric roller door and has both power and lighting.

ACCOMMODATION

Entrance

Porch

6'11" x 5'11" (2.12m x 1.81m)

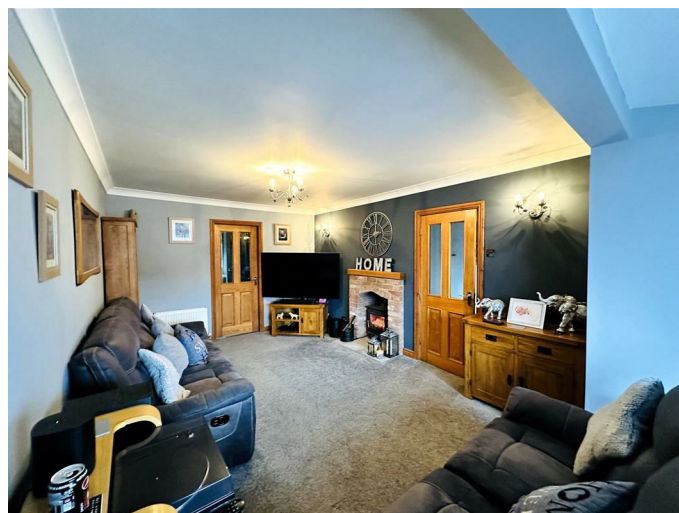


Hall

16'11" x 4'6" maximum (5.16m x 1.39m maximum)

Lounge

19'5" x 10'10" (5.93m x 3.32m)



Kitchen Diner

21'7" x 9'7" maximum (6.59m x 2.93m maximum)





Bedroom Two
11'0" x 10'0" (3.37m x 3.05m)



Bedroom Three
11'10" x 7'8" (3.62m x 2.36m)



Utility Room
7'8" x 6'5" (2.34m x 1.96m)

Bedroom Four
11'2" x 5'11" (3.41m x 1.81m)

Bathroom

10'9" x 4'10" (3.29m x 1.48m)



Dining Room

11'5" x 9'8" (3.49m x 2.97m)



Inner Hall

5'10" x 2'9" (1.78m x 0.85m)

Shower Room

8'4" x 5'1" (2.56m x 1.56m)



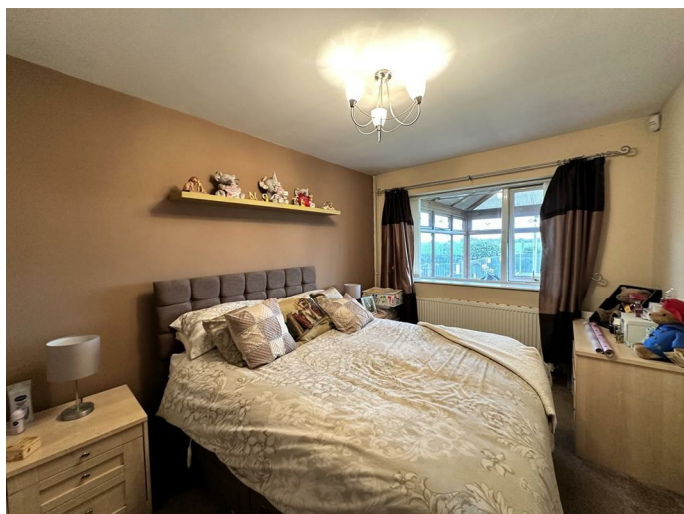
Conservatory

18'8" x 9'7" (5.71m x 2.93m)



Bedroom One

12'7"* x 9'0" (3.85m* x 2.76m)



*to wardrobes





DIRECTIONS

From Selby take the A19 in the direction of York, take the right hand turn onto the A63 Howden/Hull. Entering the village Osgodby onto Hull Road. Take the third left onto Tune Street. The property can clearly be identified by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY & COUNCIL TAX

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.

UTILITIES, BROADBAND & MOBILE COVERAGE

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

Broadband: Ultrafast (FTTP)
Mobile: 4G Available

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.

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

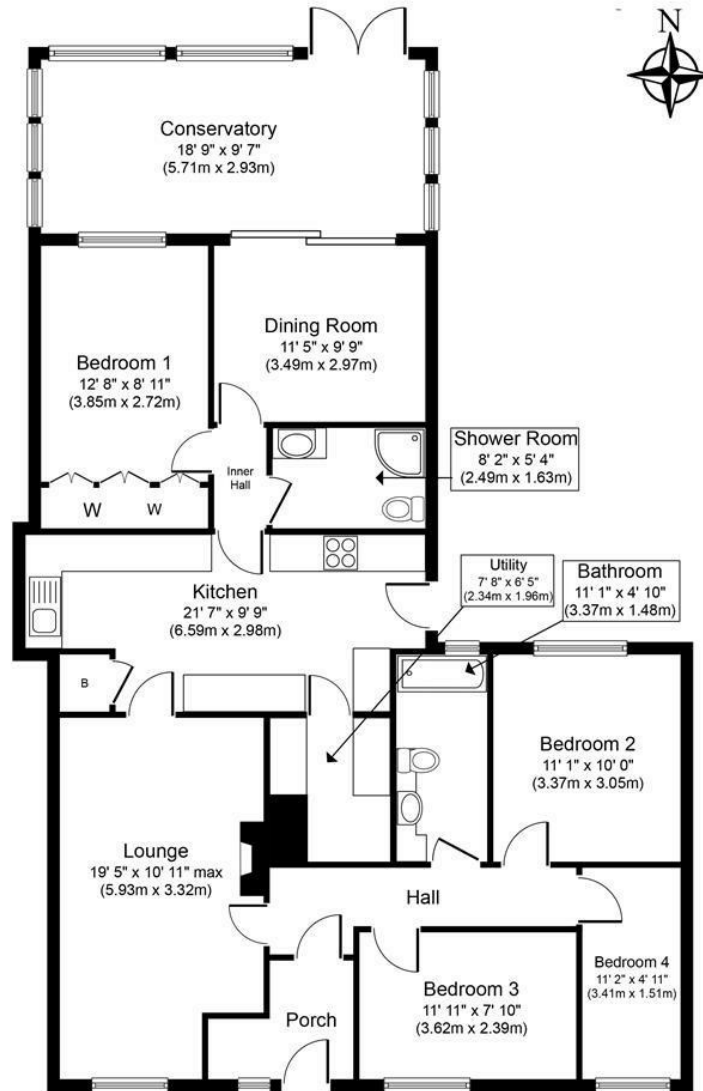
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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.



Approximate Floor Area
1,411 sq. ft.
(131.1 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.
 Copyright V360 Ltd 2024 | www.houseviz.com

T 01757 241124
W www.parkrow.co.uk

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

