

# Park Row



Roe Lane, Birkin, WF11 9LR

Offers In Excess Of £500,000

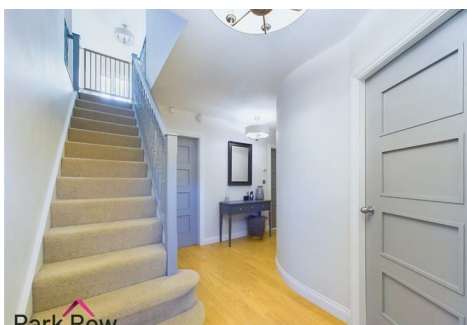


OUTSTANDING PROPERTY ONE NOT TO BE MISSED\*\*OPEN VIEWS ACROSS FIELDS\*\*DOUBLE GARAGE\*\*ORANGERY\*\*MASTER BEDROOM WITH WALK IN WARDROBE AND ENSUITE\*\*STUNNING KITCHEN and so much more!

\*\*GUIDE PRICE £500,000 TO £550,000\*\*

Welcome to the serenity of Roe Lane, Birkin, an exquisite residential gem boasting 2163.55 square feet of thoughtfully designed space, sprawled across two levels. This impressive property effortlessly caters to every whim of modern comfort and timeless elegance with its four generous bedrooms, two with ensembles and a main family bathroom seamlessly blending functionality with chic sophistication. Your journey through this gorgeous home begins on the ground floor, showcasing a hallway with unique curved wall, a utility room equipped with space for dryer and washing machine, the main living rooms radiating warmth from the charming cast iron duel fuel burner. The main floor also presents a snug and adaptable office space. Feast your eyes on the spacious kitchen which is bound to delight any culinary enthusiast with its immaculate tiled flooring, a sprawling orangery, integral dishwasher, a range cooker and ample space for a fridge/freezer. Additionally, there is a versatile room which is currently being used as a playroom but can be adapted as a comfortable sitting area and a convenient downstairs w/c. Venture upstairs to find three stylish bathrooms all complete with showers, a walk in wardrobe providing generous storage. Underfloor heating throughout the ground floor and master bedroom, truly an outstanding property not to be missed. Convenience is further amplified with the charming "Birkin Fisheries Tea Room" just a stone's throw away, setting this compelling property apart as the perfect blend of lifestyle, location, and comfortable living. EPC Rating D, Council Tac Band E - Selby District Council

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! \*WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY, AND 1.00PM SATURDAY



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Wooden door with glass inserts which leads into;

### ENTRANCE HALLWAY



Stairs leading to first floor accommodation, gorgeous curved wall showing the beautiful architecture of the property, underfloor heating and also has doors leading into;



## SNUG/OFFICE

7'9" x 9'5" (2.37 x 2.88)



uPVC double glazed window to the front elevation, wooden panelling to the walls and a window seat with storage, underfloor heating.

## DOWNSTAIRS W/C

6'0" x 5'3" (1.83 x 1.61)



White suite comprising; close coupled w/c, handbasin with chrome tap over, half wooden panelling to the walls and an extractor fan to ceiling, underfloor heating

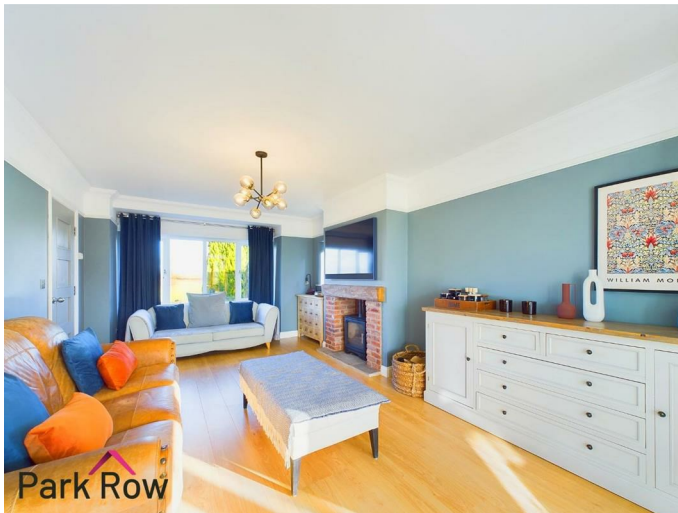


## LOUNGE

11'8" x 19'4" (3.57 x 5.90)



uPVC double glazed windows to the front and side elevations, feature brick built fireplace with oak mantel cast iron dual fuel burner inside, stone hearth, wall mounted television, underfloor heating and an open doorway which leads into;



## DINING AREA

10'3" x 12'2" (3.14 x 3.72)



Orangery with double glazed wooden windows surrounding allowing in floods of light making it the perfect entertaining space, central wooden beam to ceiling, oak door to side elevation, tiled floors, underfloor heating and an open doorway which leads into;



**KITCHEN/DINER**  
16'5" x 12'11" (5.02 x 3.95)



uPVC double glazed window to the rear elevation overlooking

fields, built in cupboards to the walls with obscure glass fronts for storage, base units in a cream finish with stainless steel handles, oak worktops, single drainer sink with chrome tap over, range cooker with stainless steel splashback and extractor fan over, integral dishwasher, space for freestanding fridge/freezer, spot lights to the ceiling and tiled flooring with underfloor heating.



**UTILITY**  
12'1" x 6'7" (3.70 x 2.01)



uPVC double glazed window and half glazed door to the rear elevations, stainless steel sink with chrome tap over, space and plumbing for washing machine, space for dryer, underfloor heating and a doors which leads into the garage.



## PLAYROOM

12'1" c 12'8" (3.70 c 3.87)



uPVC double glazed window to the front elevation and it could be used as an additional living room or bedroom, underfloor heating.

## FIRST FLOOR ACCOMMODATION

### LANDING

18'2" x 13'9" (5.54 x 4.20)

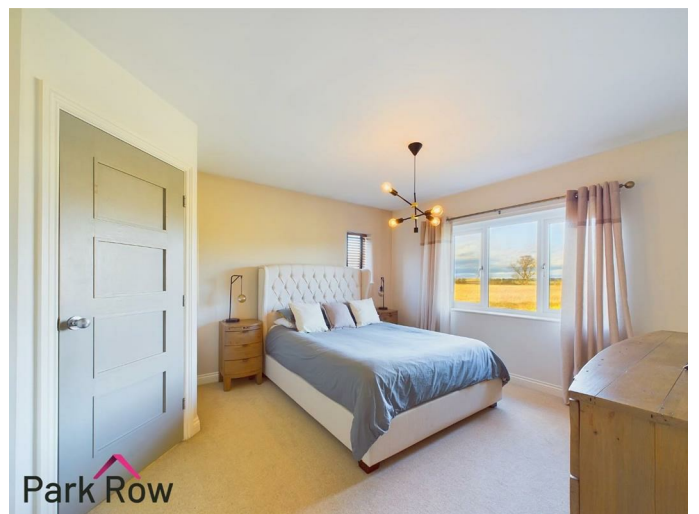


Wooden balustrade and spindles, uPVC double glazed windows to rear and side elevations, could be used as an additional seating area, office or even a bedroom with some adjustments.



### BEDROOM ONE

12'2" x 13'1" (3.73 x 4.00)



uPVC double glazed windows to the front and side elevations,

central heating radiator, doors lead into ensuite and walk in wardrobe, underfloor heating.

### ENSUITE

5'6" x 8'10" (1.69 x 2.71)



Velux window to the rear elevation, white suite comprising; p-shaped walk in shower cubicle with shaped and straight glass shower screen, closed coupled w/c, floating handbasin with chrome tap over, chrome heated towel rail.

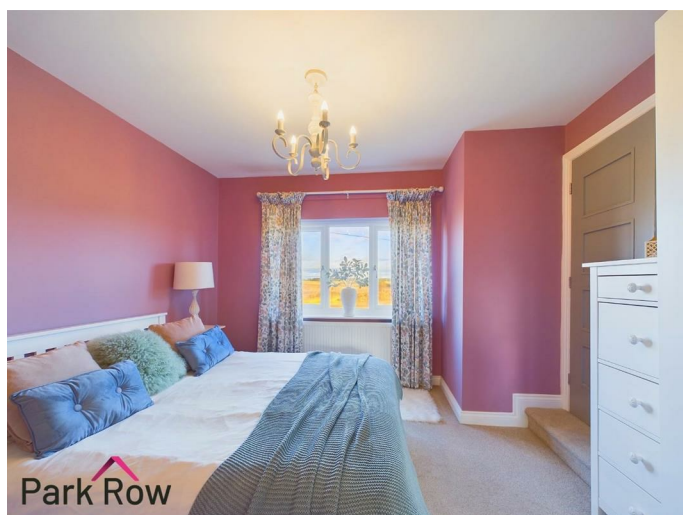
### WALK-IN WARDROBE

5'8" x 6'2" (1.74 x 1.88)

Velux window to the rear elevation, built in shelves for storage and hanging rails.

### BEDROOM TWO

11'6" x 11'1" (3.52 x 3.39)



uPVC double glazed window to the front elevation, central heating radiator and a step up to;

### ENSUITE

3'2" x 6'10" (0.97 x 2.10)



uPVC double glazed window to the front elevation, white suite comprising; close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, shower cubicle with mains shower above and glass shower screen plus it is fully tiled around the shower area.





### BEDROOM THREE

11'4" x 10'11" (3.46 x 3.34)



uPVC double glazed window to the front elevation and a central heating radiator.

### BEDROOM FOUR

8'7" x 9'9" (2.64 x 2.98)



uPVC double glazed window to the rear elevation and a central heating radiator.

### FAMILY BATHROOM

8'4" x 6'5" (2.56 x 1.96)



uPVC double glazed windows to the rear and side elevations, white suite comprising; panelled bath with chrome tap over and shower attachment, closed coupled w/c, handbasin with chrome tap over, fully tiled floor to ceiling, chrome heated towel rail and central heating radiator.

### EXTERIOR

#### FRONT



Brick built dwarf wall with electrical vehicular access gates to a driveway with space for 2/3 vehicles, metal pedestrian access gate which leads to the entrance door, decorative stones and the rest is mainly laid to lawn.



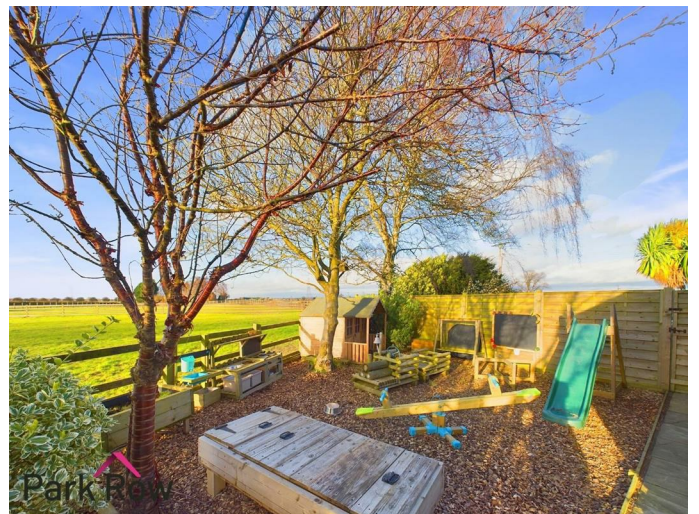
## FRONT VIEW



## REAR



Overlooking open fields and can be accessed from the right hand side of the property or the doors in the dining area, utility room or garage where you will step out onto; Indian stone patio area with plenty of space for seating, pathway along the rear of the property which leads to a store area where you will find the oil tank, play area with bark on the floor and established trees and shrubs.







## REAR VIEW



## GARAGE

Electrical door with downlighters on either side and Electrical Charging Point.

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Oil

Sewerage: Septic Tank - approximately 3 years old, serviced and emptied once a year.

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G

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 and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

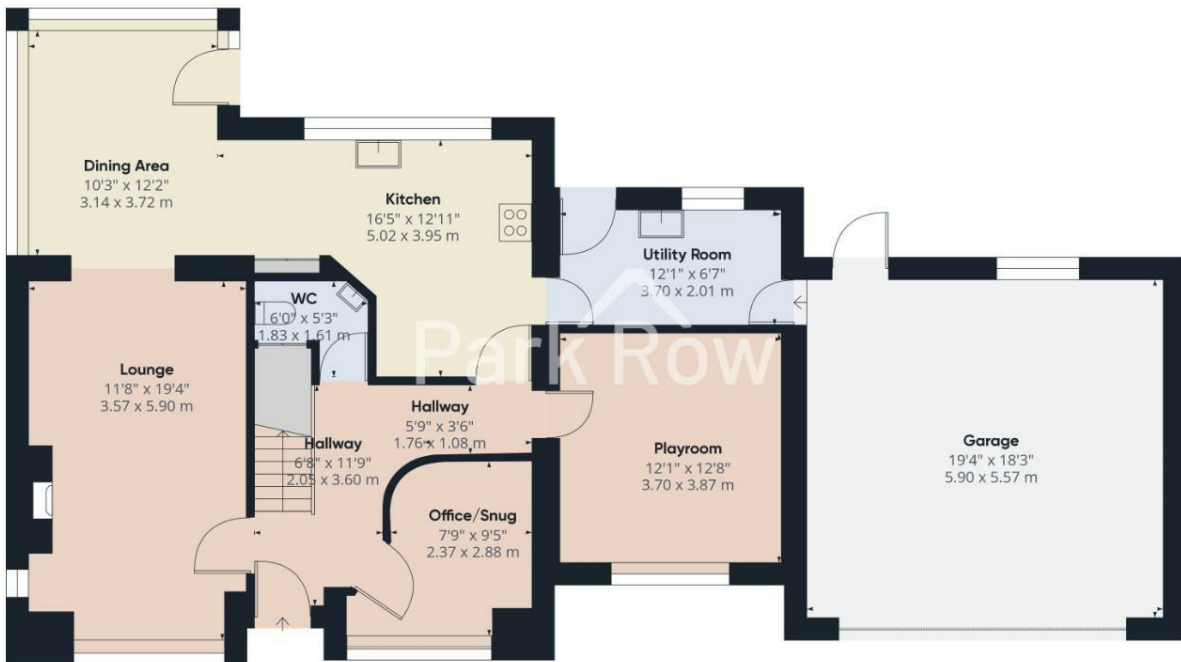
### **VIEWINGS**

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.







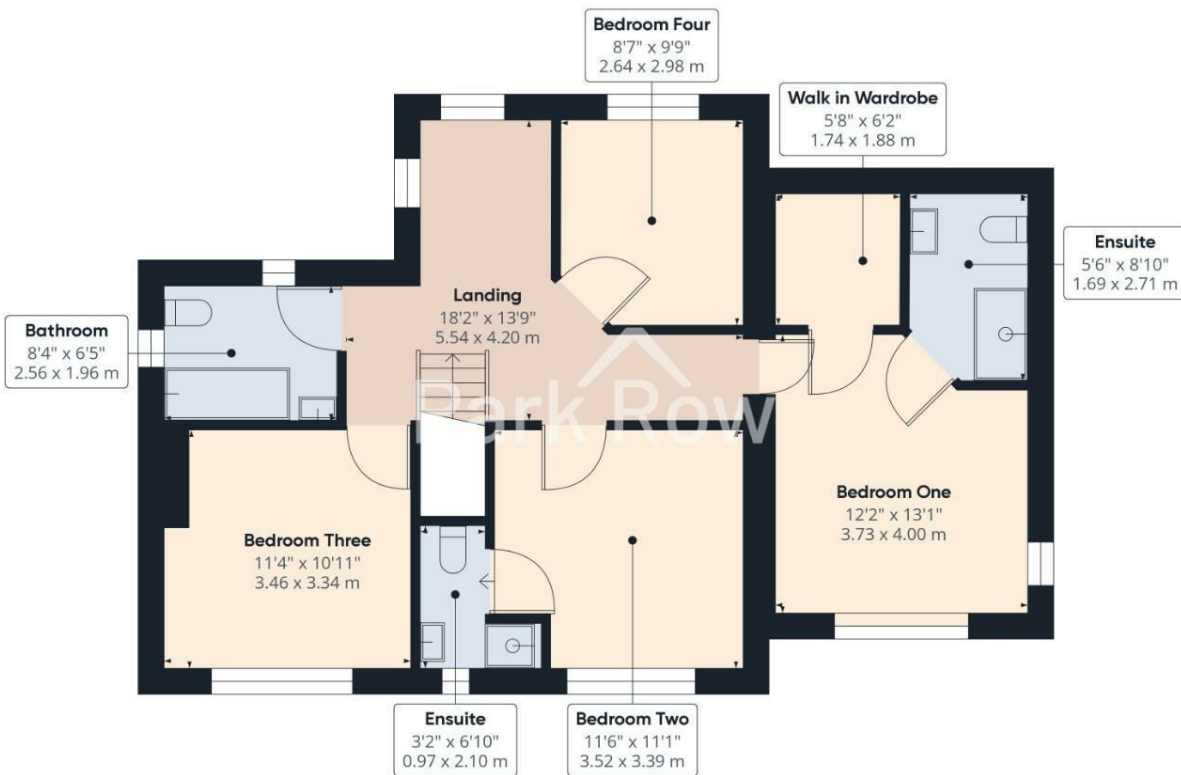
**Approximate total area<sup>†</sup>**  
1381.25 ft<sup>2</sup>  
128.32 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



**Approximate total area<sup>n</sup>**  
787.02 ft<sup>2</sup>  
73.12 m<sup>2</sup>

Excluding balconies and terraces

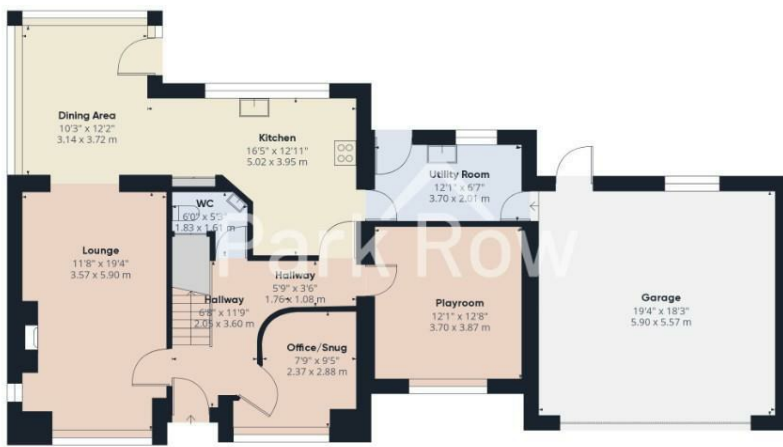
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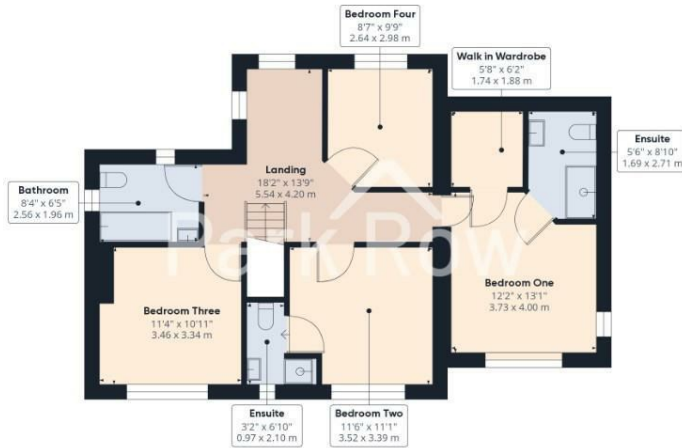
Floor 1







Floor 0



Floor 1

**Park Row**

Approximate total area<sup>n</sup>  
 2168.26 ft<sup>2</sup>  
 201.44 m<sup>2</sup>

Excluding balconies and terraces

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