

Park Row



Prospect Walk, Camblesforth, Selby, YO8 8HQ

£120,000



**** NO UPWARD CHAIN ** VILLAGE LOCATION **** Situated in Camblesforth, this property briefly comprises: Hall, Lounge, Kitchen Diner and Conservatory. To the First Floor are three bedrooms and Bathroom. **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

UPVC double glazed door with frosted panel to the side elevation leading into:

Hall

16'8" x 5'8" (5.09 x 1.75)

UPVC double glazed windows, wall mounted electric heater, tiled flooring and telephone point. Under stairs storage cupboard and doors leading off.

Lounge

11'5" x 11'0" (3.48m x 3.36)



Feature fire surround. UPVC double glazed window to the front elevation, wood effect flooring and television point.



Kitchen Diner

16'9" x 11'2" (5.13 x 3.41)



Wood grain effect base and wall units in a shaker style with brushed chrome 'T bar' handles. One and a half bowl stainless steel sink and drainer set into granite effect laminate work surface with splashback. Four ring hob and brushed chrome extractor fan benefitting from downlighting. Plumbing for dishwasher and washing machine. Wood effect flooring. Inset log burning fire. Serving hatch through in to Conservatory. White uPVC French style doors to the rear elevation leading into:



Conservatory

14'11" x 14'9" (4.55 x 4.50)



UPVC double glazed patio doors to the rear elevation. UPVC double glazed units to the sides and rear with wooden paneling underneath. Wood effect flooring and polycarbonate roof.



Bedroom One

12'10" x 8'9" (3.92 x 2.69)



UPVC double glazed window to front elevation and wall mounted electric heater.



FIRST FLOOR ACCOMMODATION

Landing

Loft access and storage cupboard housing the hot water cylinder. Doors leading off.

Bedroom Two

9'5" x 9'3" (2.88 x 2.82)



UPVC double glazed window to rear elevation. Wall mounted electric heater and wood effect flooring.

Bedroom Three

9'1" x 8'0" (2.78 x 2.46)



UPVC double glazed window to the front elevation. Over stairs storage unit.



Family Bathroom

7'4" x 6'4" (2.26 x 1.94)



Twin frosted uPVC double glazed windows to the rear elevation. White corner bath with chrome mixer tap, electric shower with chrome fittings and chrome trimmed shower screen. White low flush w.c unit chrome fittings. White pedestal wash hand basin with chrome mixer tap over. Electric heated chrome towel rail. The room is tiled to ceiling height.

EXTERIOR

Front



Pedestrian access through timber gate. Pathway leading through the middle of lawned front garden to the porchway. The front is enclosed with timber fence and posts with a raised herbaceous border.

Rear



The garden is laid to lawn with brick built outbuilding and timber shed. Herbaceous borders with boundary defined by concrete posts, timber fence panels and decorative gravel boards.

DIRECTIONS

From our Selby office take the A1041 towards Goole. Drive through the village of Camblesforth and upon reaching a roundabout take the first exit onto the A645 and then the left turn onto Brigg Lane. Turn left onto Grange Road and then right onto Prospect Walk. The property can be easily identified by the Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

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: Main

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.

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.

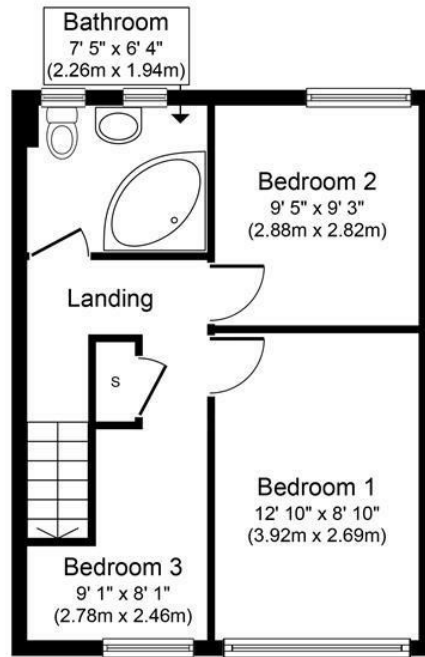




Ground Floor
Approximate Floor Area
607 sq. ft.
(56.4 sq. m.)

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
387 sq. ft.
(35.9 sq. m.)

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