

Park Row



Greengate Lane, South Duffield, Selby, YO8 6EQ

Offers Over £300,000



**** EXTENDED PROPERTY ** WELL SUITED FOR MULTI-GENERATIONAL LIVING ** AMPLE OFF-STREET PARKING ****
Situated in a rural setting, on the outskirts of the village of South Duffield, this charming Detached home, briefly comprises: Entrance Lobby, Hall, Lounge, Kitchen, Dining Room / Ground Floor Double Bedroom and Bathroom. To the First Floor are Three Double Bedrooms. Externally, the property benefits from an extensive wrap-around garden with driveway and double detached garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. . CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**



Ground Floor Accommodation - Entrance

Composite panel effect door with top section having double glazed frosted panel to the front elevation, leading through into:

Entrance Lobby

10'7" x 5'6" (3.25m x 1.69m)



UPVC double glazed windows to the front and side elevations with further timber framed, single glazed window giving views through into the Lounge. Wood effect laminate flooring, telephone point and door leading through into:

Hall

9'1" x 5'11" (max) (2.79m x 1.81m (max))

Staircase leading to the First Floor Accommodation with balustrade, spindles and under stairs storage cupboard. Central heating radiator and doors leading off.

Lounge

17'3" x 14'1" (5.27m x 4.30m)



Multifuel burner, inset to tiled back and hearth with decorative timber fire surround, flanked by alcove storage

units. UPVC double glazed bay window to the front elevation. Central heating radiator, television and telephone points. Door leading through into:



Kitchen

14'1" x 6'3" (4.30m x 1.93m)



Range of wood grain effect base and wall units with brushed chrome, bowed handles. Single bowl stainless steel sink and drainer with chrome mixer tap over, set into granite effect laminate worksurface with brick tile splashback. Integrated appliances include: double electric oven, four ring ceramic induction hob and electric extractor fan with downlighting.



UPVC double glazed window and composite panel effect door with the top section having double glazed frosted panels to the rear elevation. Tiled effect flooring, central heating radiator, plumbing for washing machine and door leading through into:

Dining Room / Bedroom Four
17'8" x 9'4" (5.39m x 2.86m)



UPVC double glazed 'French' doors to the side elevation, flanked by full-length double glazed units, giving views over the garden and fields beyond. UPVC double glazed window to the other side elevation. Central heating radiator.

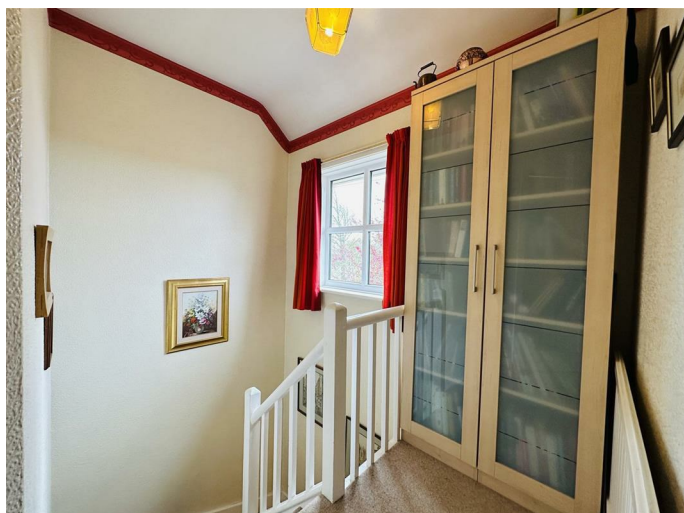


Bathroom
8'7" x 6'10" (2.64m x 2.09m)



White panel bath with chrome taps over. Separate chrome trimmed shower cubicle, housing chrome 'Mira' shower and is tiled to ceiling height. White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over, both set into vanity unit. UPVC double glazed frosted window to the side elevation. Tiled flooring and walls, heated towel rail and electric extractor fan.

First Floor Accommodation - Landing



UPVC double glazed window to the front elevation, giving views over the garden and fields beyond. Further balustrade and spindles, central heating radiator, loft access and doors leading off.

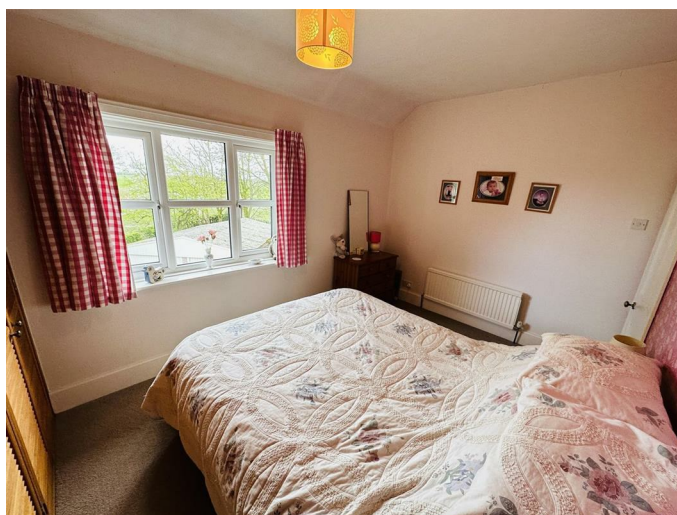


Bedroom One

14'2" x 8'11" (4.32m x 2.74m)



UPVC double glazed window to the rear elevation, giving views over the garden and fields beyond. Range of fitted wardrobes with timber louvered doors and central heating radiator.





Bedroom Two
14'1" x 8'11" (4.31m x 2.72m)



UPVC double glazed window to the front elevation, giving views over the garden and fields beyond. Wood effect flooring and central heating radiator.



Bedroom Three
12'0" x 8'9" (3.66m x 2.69m)



UPVC double glazed window to the side elevation, giving

views over the garden and fields beyond, and central heating radiator.



Exterior



Decorative pebbled entrance and driveway, leading to double detached garage with 'Up and Over' doors. Laid to lawn garden with established trees and shrubs, wrapping completely around the property.



The main laid to lawn garden section resides to the rear of the property with further matured, established trees and shrubs. Pathways running along the sides and rear of the property with outside light. The boundaries are defined by timber fence and hedging.





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: LPG

Sewerage: Septic Tank

Water: Mains

Broadband: Standard (ADSL)

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.

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.

Directions

From Selby go on A163 towards North Duffield, turn right at the cross roads then turn left opposite Selby Business Park. The property can be located on the left hand side by a Park Row 'For Sale' board.

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.

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.

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:

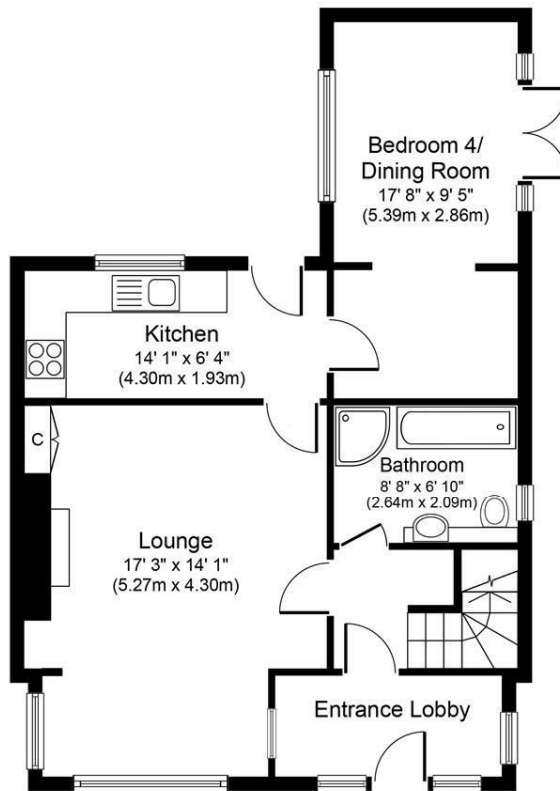
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

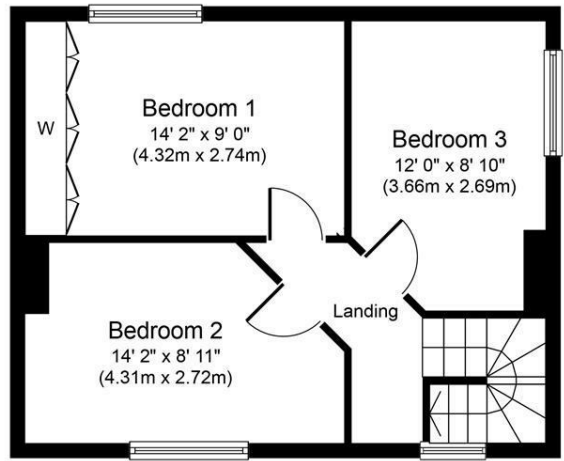
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
648 sq. ft.
(60.2 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
437 sq. ft.
(40.6 sq. m.)

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