

# Park Row



**Mayfield Court, Barlow, Selby, YO8 8ED**

**Offers Over £210,000**



**\*\* OFF STREET PARKING \*\* ENCLOSED REAR GARDEN \*\* CLOSE TO BARLOW COMMON NATURE RESERVE**  
**\*\* Located in the sought after village of Barlow, this well presented Semi-Detached family home briefly comprises: Lounge, Ground Floor W.C and Kitchen Diner. To the First Floor, there are three bedrooms and a Bathroom. Externally, the property benefits from gardens to the front and rear, also benefitting from allocated off-street parking. 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

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

### Lounge

18'8" x 14'9" (max) (5.69m x 4.52m (max))



UPVC double glazed bay window to the front elevation. Staircase leading to the First Floor Accommodation with handrail and storage cupboard. Central heating radiators, television and telephone points. Door leading into Ground Floor W.C and further door leading into Kitchen Diner.



### Ground Floor W.C

5'5" x 3'5" (1.66m x 1.05m)



White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome taps over and tiled splashback. UPVC double glazed frosted window to the front elevation and central heating radiator.

## Kitchen Diner

14'10" x 8'6" (4.54m x 2.61m)



Cream-fronted 'Shaker' style base and wall units with brushed chrome T-bar handles. Wood block effect laminate worksurface with tiled splashback, inset brushed steel single sink and drainer with chrome mixer tap over. Integrated appliances include: brushed steel electric oven, four ring electric hob with electric extractor fan over. UPVC double glazed window and 'French' doors to the rear elevation. Plumbing for washing machine, tiled effect cushion flooring and central heating radiator.

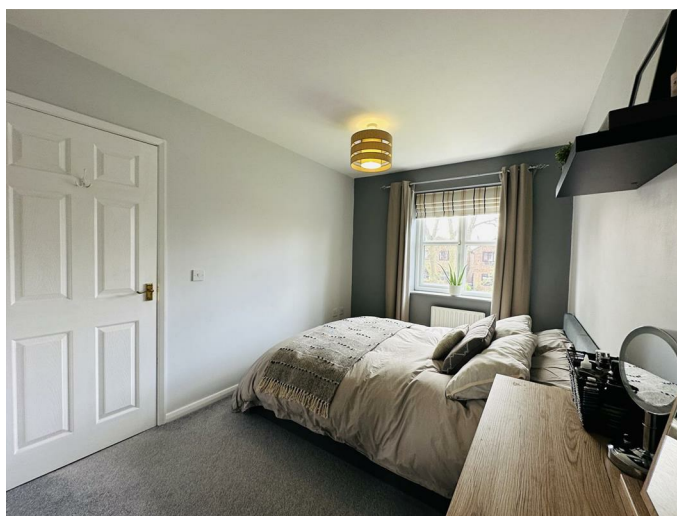


## Landing

Further balustrade and spindles. Over stairs storage cupboard and further storage housing hot water tank, loft access and doors leading off.

## Bedroom One

13'10" x 8'2" (4.22m x 2.49m)



UPVC double glazed window to the front elevation, central heating radiator and television point.

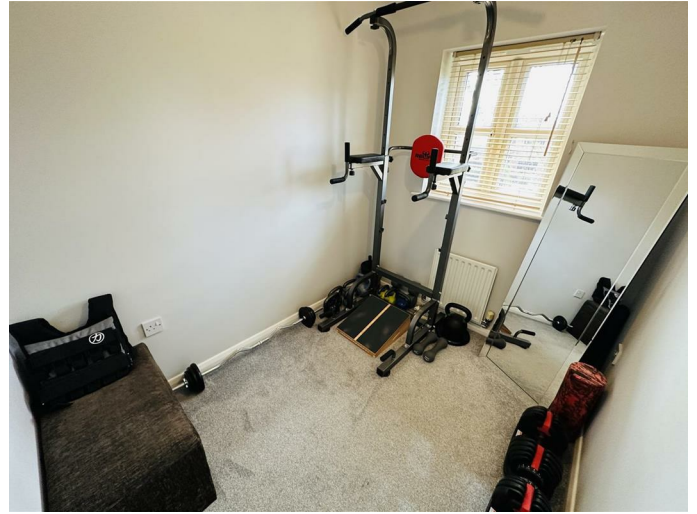


**Bedroom Two**  
9'6" x 8'2" (2.91m x 2.51m)



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

**Bedroom Three**  
7'10" x 6'3" (2.39m x 1.93m)



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

**Bathroom**  
6'4" x 6'3" (1.94m x 1.91m)



White 'P' shaped panel bath with chrome mixer tap, chrome fixed 'Mira' shower, chrome shower attachment and chrome trimmed shower screen. White low flush w.c with concealed cistern and white sink with chrome mixer tap over; both set into white high-gloss vanity unit. UPVC double glazed frosted window to the rear elevation. Chrome heated towel rail and electric extractor fan.

## Exterior - Front



Flagged pathway leading away from and running along the front of the property leading to a timber pedestrian access gate. The front garden is laid to lawn with outside lamp.

## Rear



Indian stone flagged patio areas on two levels with further lawned garden area. Flagged pathway leading down the side and to the front of the property. The rear is fully enclosed with timber fence, timber posts, concrete posts, concrete gravel boards, brick wall and timber pedestrian gate giving access to allocated off-street parking. Outside light and tap.



## Directions

Leave our Selby office and proceed down Finkle Street and onto Micklegate. At the end of Micklegate turn right onto Water Lane, at the traffic lights turn right onto The Crescent, at the next set of lights turn left onto Park Street. Follow the road out of Selby and continue straight ahead at the next two roundabouts. After half a mile turn left onto Barlow Common Road and follow this road into Barlow, the road will merge into Park Road. Turn onto Mayfield Court where the property can be clearly identified by a Park Row 'For Sale' board.

## Utilities, Broadband and Mobile Coverage

Electricity: Mains

Gas: LPG

Sewerage: Mains

Water: Mains/ Meter

Broadband: Fibre (FTTP)

Mobile: 5G (EE and Lycamobile)

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.

## Tenure, Council Tax and Local Authority

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.

## 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.

### 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:

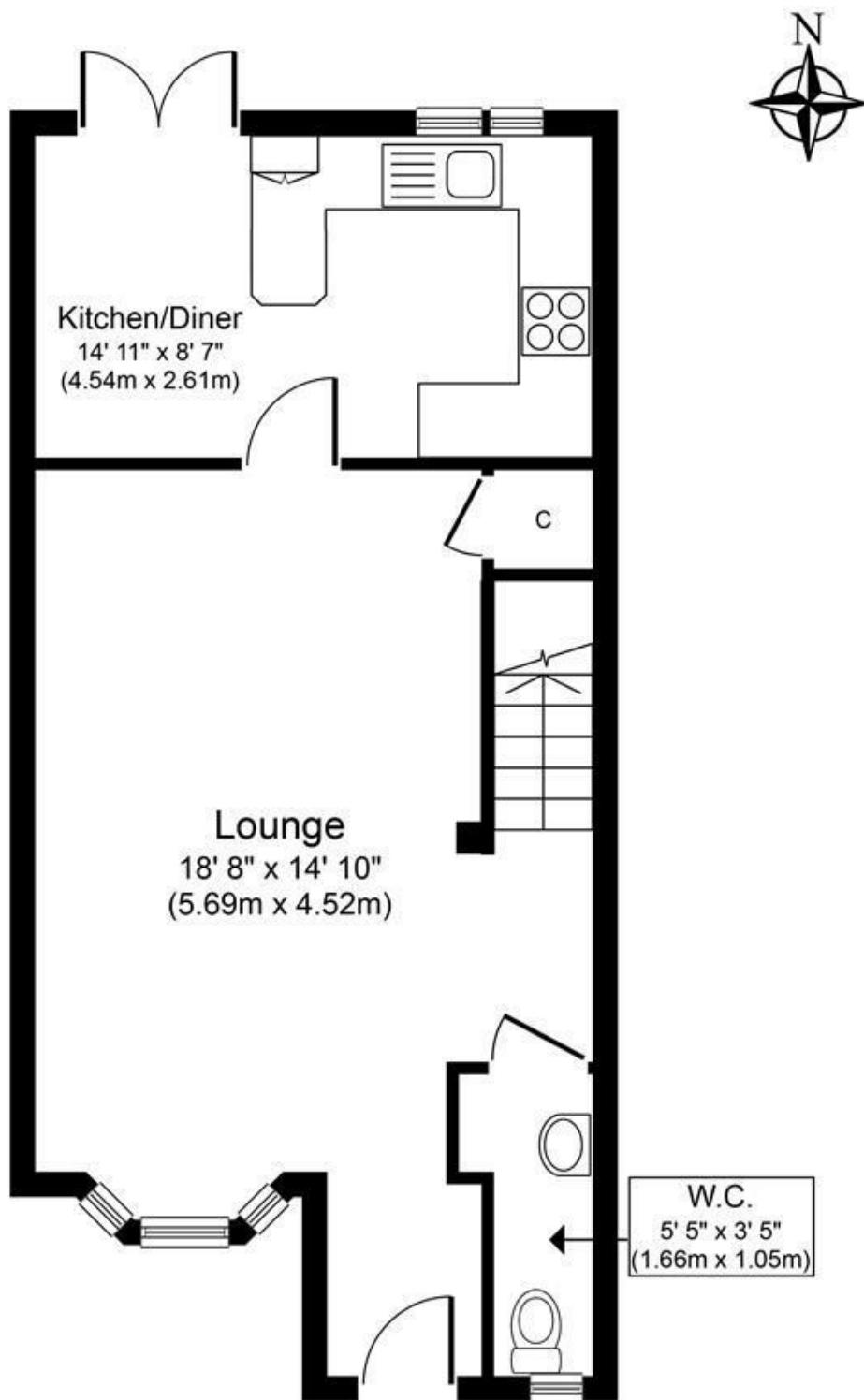
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

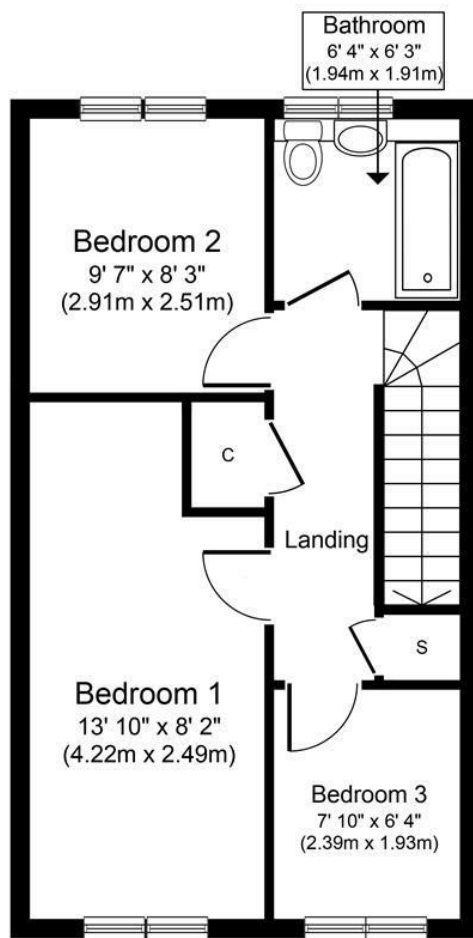
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**452 sq. ft.**  
**(42.0 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  
409 sq. ft.  
(38.0 sq. m.)

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