

Park Row

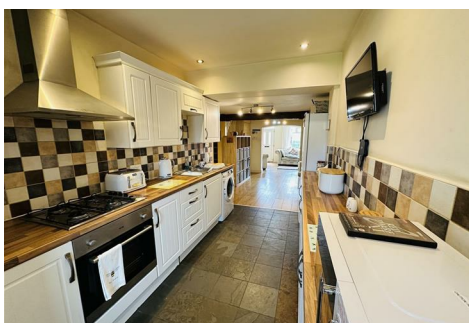


Water Lane, Hemingbrough, Selby, YO8 6QL

Offers Over £170,000



**** SOUGHT AFTER VILLAGE LOCATION ** NO CHAIN **** Situated in the village of Hemingbrough, this Mid-Terrace property briefly comprises: Lounge, Dining Room, Kitchen and Bathroom. To the first floor are three bedrooms. Externally, the property benefits from a forecourt to the front, and a fully enclosed garden to the rear. **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

UPVC door with top section having double glazed frosted panels to the front elevation, leading through into:

Lounge

14'10" x 11'11" (4.53m x 3.65m)

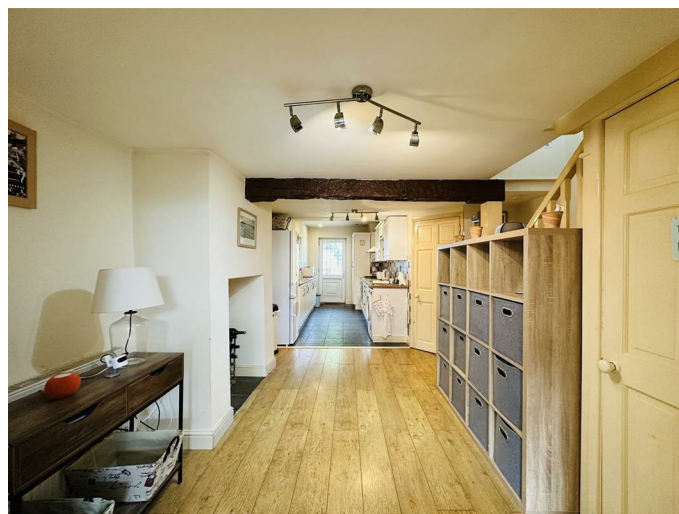


Feature 'Living Flame' gas fireplace with cast back, granite hearth and decorative timber surround. UPVC double glazed window and frosted skylight window over door, to the front elevation. Wood effect flooring, and television and telephone points. Aperture flowing through into:



Dining Room

12'4" x 11'10" (3.76m x 3.63m)



Staircase leading to the First Floor Accommodation with handrail, spindles and under stairs storage cupboard. Feature beam to ceiling, wood effect flooring and central heating radiator. Door leading into the Bathroom and aperture flowing through into:

Kitchen

15'2" x 7'10" (4.63m x 2.41m)



Range of cream-fronted base, wall and larder units. One-and-a-half bowl stainless steel sink and drainer with chrome mixer tap over, set into wood block effect laminate worksurface with tiled splashback. Integrated electric oven, four ring gas hob and electric extractor fan. UPVC door with top section having double glazed panel to the rear elevation. Tile flooring, plumbing for washing machine and central heating radiator.



Bathroom

12'7" x 4'9" (3.85m x 1.47m)



White bath with tiled side, chrome taps and chrome shower over. White low flush WC with chrome fittings. White pedestal wash hand basin with chrome mixer tap. The room is tiled behind the shower to ceiling height, with the rest being tiled to mid height. UPVC double glazed frosted window to the rear elevation. Tile flooring, chrome heated towel rail, central heating radiator and electric extractor fan.

First Floor Accommodation - Landing

Doors leading off.

Bedroom One

12'3" x 10'9" (max) (3.74m x 3.30m (max))



UPVC double glazed window to the rear elevation and timber framed, single glazed frosted window to the rear elevation. Built-in wardrobes, feature beam to ceiling and central heating radiator.



Bedroom Two

11'1" x 8'6" (3.38m x 2.61m)



UPVC double glazed window to the front elevation, loft access, central heating radiator and telephone point.

Bedroom Three

11'1" x 6'0" (3.40m x 1.84m)



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



Exterior - Front



Herbaceously planted forecourt area with decorative pebbles, enclosed with dwarf brick wall and wrought iron pedestrian access gate.

Rear



Decorative pebble and flagged patio areas with lawned garden section. The rear is fully enclosed with timber fence, timber posts, concrete gravel boards, brick wall and timber pedestrian access gate.



Directions

On leaving Selby take the A19, take the right hand turn signposted A63 towards Hemingbrough. On entering Hemingbrough turn right into the village from the A63. Water Lane is the second on the left. The property can clearly be identified by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

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: Mains

Broadband: Fibre Superfast (FTTC)

Mobile: 5G (Lycamobile and EE only)

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.

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:

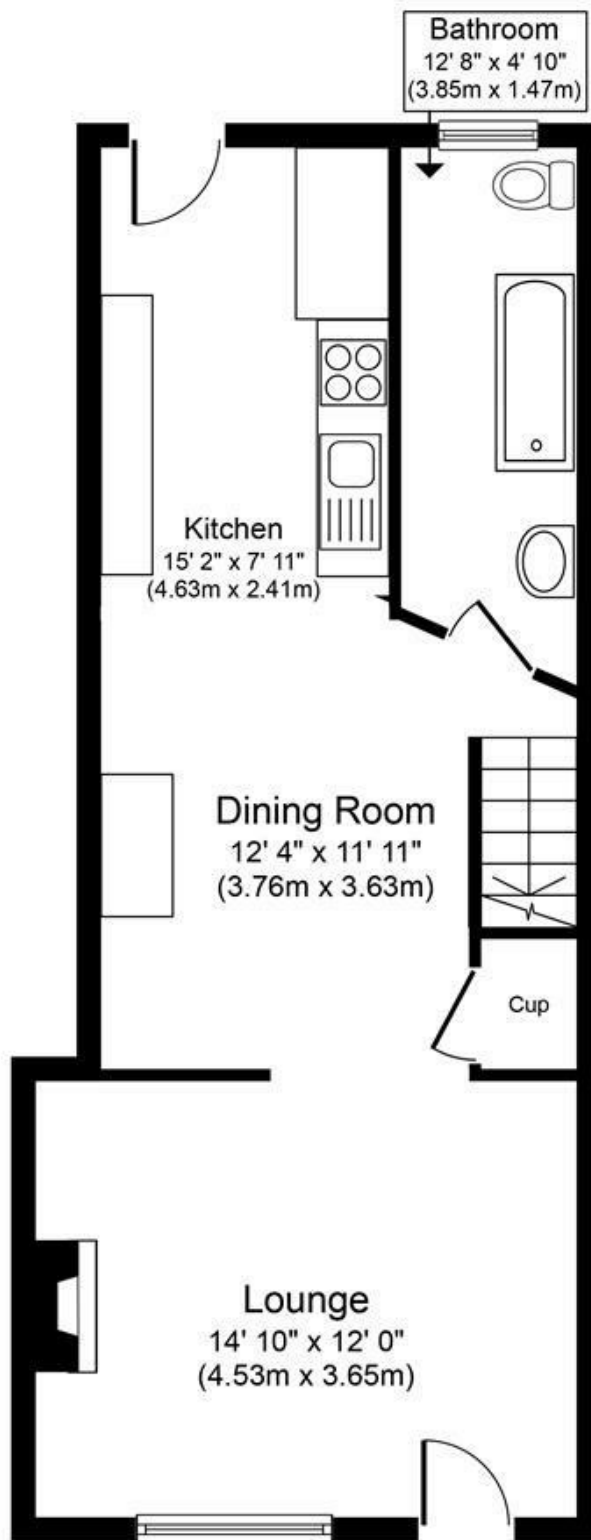
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

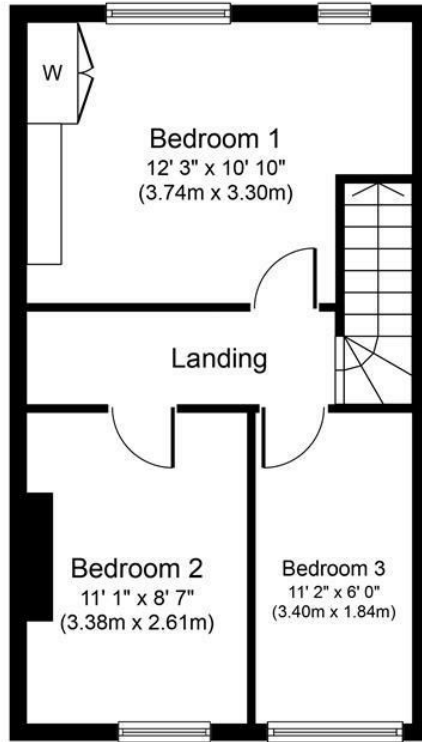
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
513 sq. ft.
(47.6 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
402 sq. ft.
(37.3 sq. m.)

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