

# Park Row



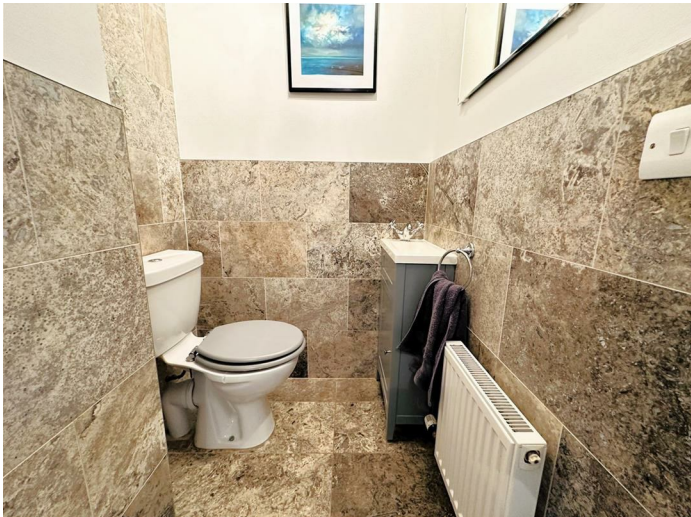
**Long Acre, Camblesforth, Selby, YO8 8GN**

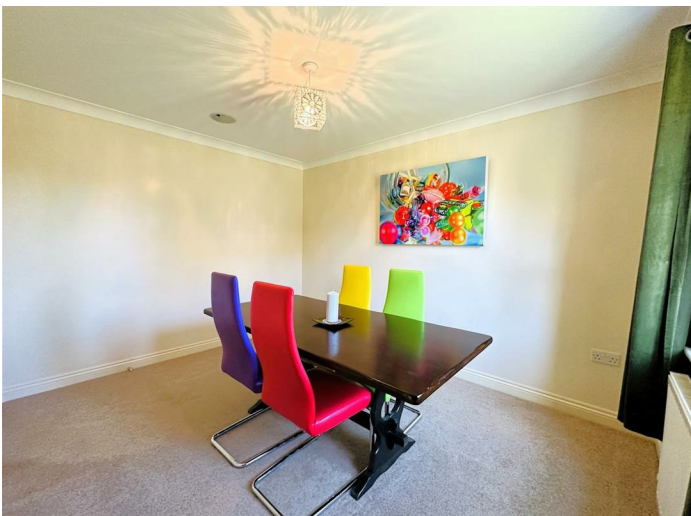
**Offers Over £280,000**



**\*\*VERSATILE LIVING OPTIONS\*\*IMPRESSIVE 128 SQUARED METRES OF PROPERTY\*\*NO ONWARDS CHAIN\*\*** Situated in Camblesforth, this Semi-Detached Family Home briefly comprises: Entrance Hall, Ground Floor w.c, Lounge, three reception rooms, and Kitchen / Dining Room. To the First Floor are two bedrooms and Family Bathroom. Externally, the property has an enclosed rear garden with 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'.**











## Property Summary

Nestled in the corner of a cul-de-sac, this spacious family home, covering over 128 squared metres, offers ample space for both relaxation and entertainment. The impressive Kitchen/Dining Room serve as the focal point of the property, perfect for family gatherings and hosting guests.

Three versatile reception rooms provide flexibility, with two that could be used as additional bedrooms. The first floor features two generous bedrooms and a beautifully presented, spacious bathroom with free standing bath

Enhancing the home's ambiance, several rooms, including the Bathroom, are equipped with built-in ceiling speakers.

Externally, the property benefits from off-street parking and a private, enclosed rear garden with a patio area, ideal for outdoor relaxation and entertainment, without being over looked.

The small village of Camblesforth, located South-East of Selby is popular with families. Camblesforth is perfectly placed for commuters to Selby, York, and even Leeds, making it an ideal location for those seeking a tranquil village lifestyle with convenient access to nearby cities.

## GROUND FLOOR ACCOMMODATION

### Lounge

14'7" x 10'10" (4.47m x 3.31m)

### Kitchen / Dining Room

18'9" x 18'1" (5.74m x 5.53m)

### Dining Room / Bedroom Four

12'1" x 9'6" (3.69m x 2.91m)

### Home Office / Bedroom Three

10'3" x 8'11" (3.13m x 2.73m)

### Ground Floor W.C

4'4" x 4'1" (1.33m x 1.27m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

16'6" x 13'9" (5.03m x 4.21m)

### Bedroom Two

16'6" x 13'10" (5.04 x 4.24m)

### Bathroom

11'8" x 9'11" (3.56m x 3.03m)

## EXTERNAL

### Front

Flagged pathway, the garden laid to lawn and parking.

### Rear

Flagged patio area and the garden is laid to lawn. Herbaceously planted borders and fully enclosed with timber fence, uPVC fence and concrete posts.

## 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. Finally, turn right onto Long Acre. The property can be easily identified by the Park Row Properties 'For Sale' board.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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: Ultrafast


Mobile: 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.

## 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.

### **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.

### **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

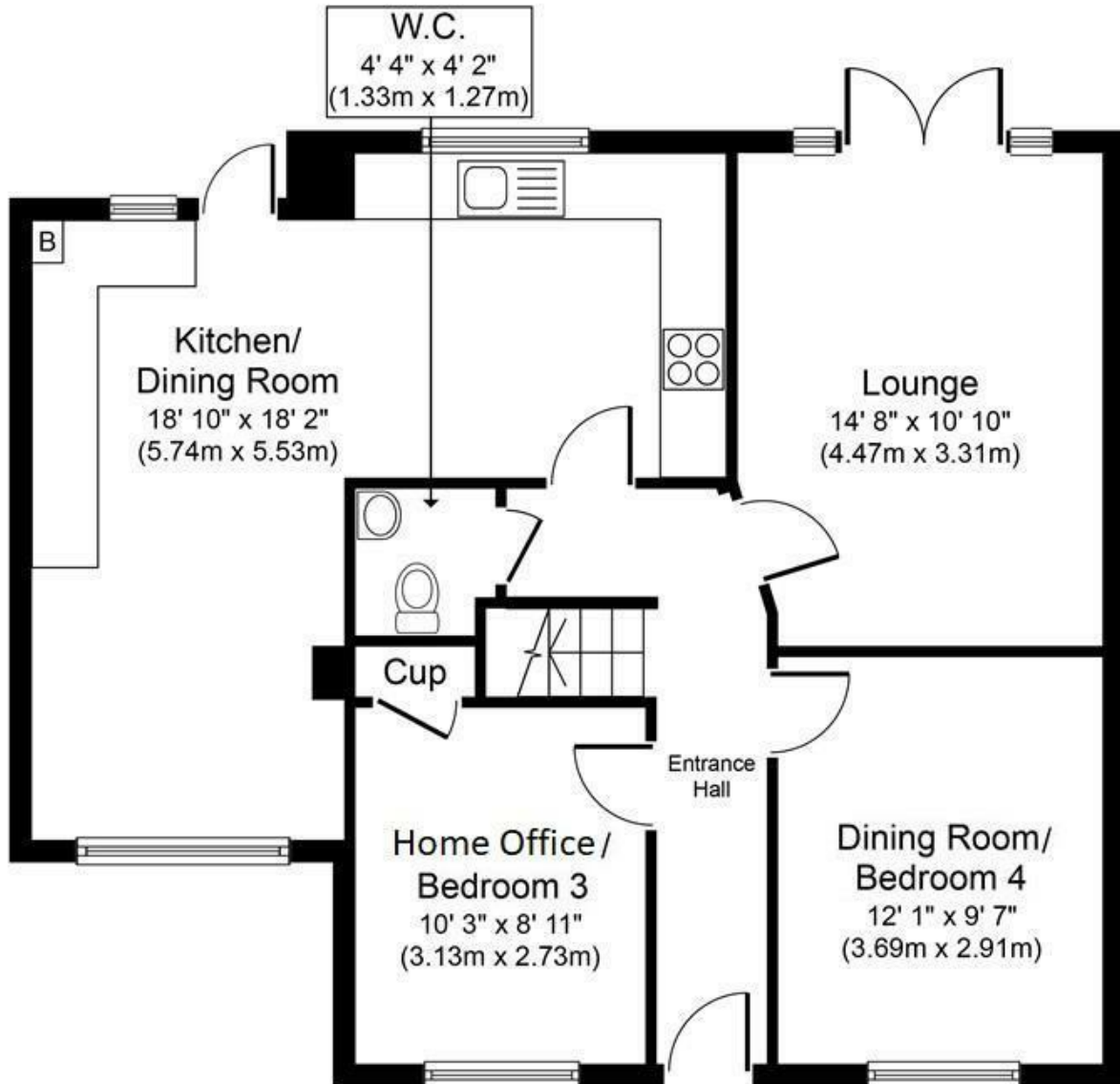
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



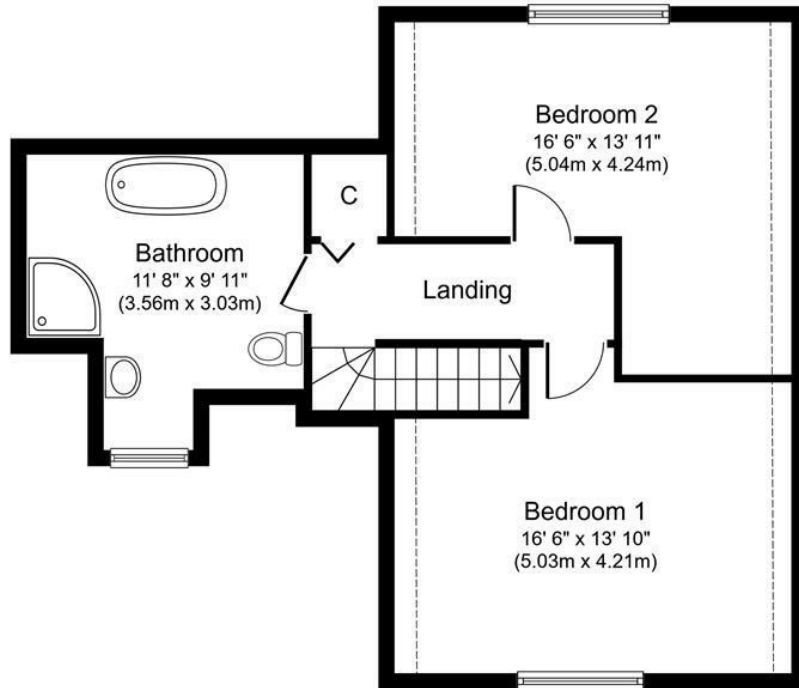


**Ground Floor**  
**Approximate Floor Area**  
**783 sq. ft.**  
**(72.7 sq. m.)**

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  
603 sq. ft.  
(56.1 sq. m.)

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