

Park Row



Park Avenue, Barlow, Selby, YO8 8JP

Offers Over £190,000



****SOUGHT AFTER VILLAGE LOCATION**CLOSE TO SCHOOLS**POND**** Situated in Barlow, this Semi-Detached Family Home briefly comprises: Entrance Hall, Ground Floor w.c, Lounge, Kitchen and Dining Room. To the First Floor are two bedrooms and Shower Room. Externally, the property has an enclosed rear garden, off street parking and garage. **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 OVERVIEW

Situated in the popular village of Barlow, this semi-detached house boasts a spacious layout with one reception room, two bedrooms, and a shower room. Externally, the home offers off street parking, a detached garage and an enclosed rear garden. With easy access to nearby schools, it makes an ideal choice for families.

GROUND FLOOR ACCOMMODATION

Porch

8'2" x 3'6" (2.51m x 1.08m)

Hall

13'3" x 6'0" (4.05m x 1.84m)

Lounge

14'3" x 12'0" (4.35m x 3.68m)

Dining Room

10'1" x 8'3" (3.08m x 2.54m)

Kitchen

10'9" x 10'0" (3.30m x 3.05m)

Store

8'3" x 8'2" (2.52m x 2.49m)

Utility

4'7" x 2'11" (1.40m x 0.89m)

Ground Floor W.C

4'9" x 2'6" (1.45m x 0.78m)

FIRST FLOOR ACCOMMODATION

Bedroom One

18'5" x 11'10" max (5.63m x 3.63m max)

Bedroom Two

10'9" x 10'1" (3.30m x 3.09m)

Shower Room

7'2" x 5'6" (2.20m x 1.70m)

EXTERNAL

Front

Decorative stoned pathway and garden is laid to lawn. Off street parking for several vehicles.

Side

Detached garage with up and over door, outside electrical point and pedestrian access gate.

Rear

Garden is laid to lawn, trees and boundaries defined by

timber fence, timber posts, concrete posts and hedging. Flagged patio area and pond.

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, then will merge into Park Lane. Next, turn right onto Carr Lane and then right onto Park Avenue, where the property can be clearly identified by a Park Row '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

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

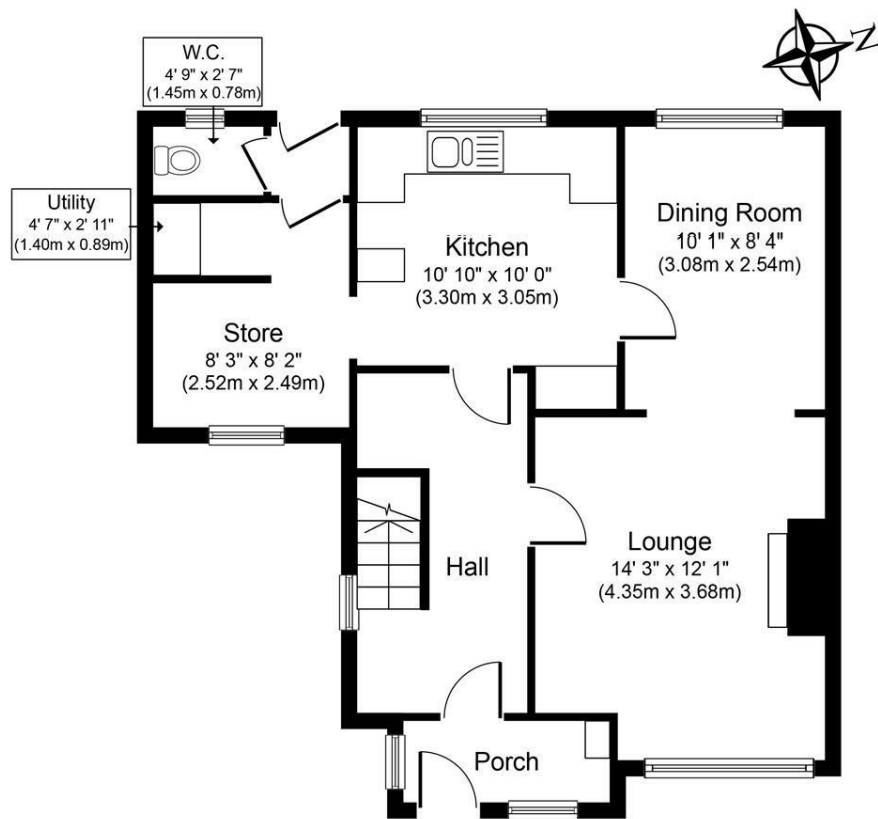
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

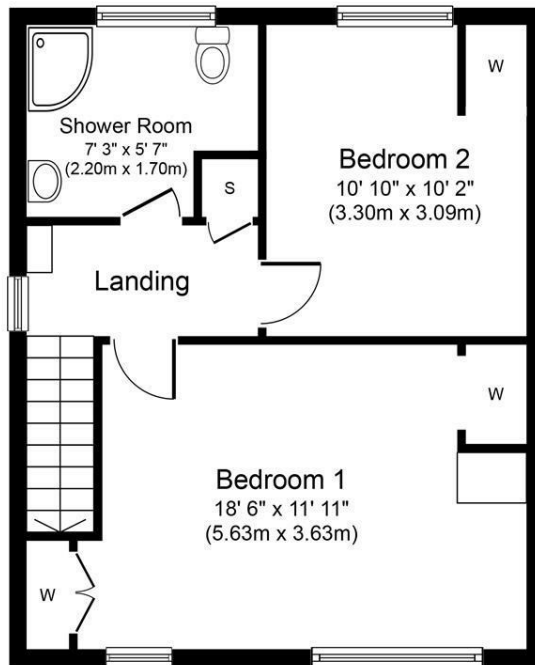




Ground Floor
Approximate Floor Area
630 sq. ft.
(58.5 sq. m.)

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
474 sq. ft.
(44.0 sq. m.)

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