

Park Row



Ferry Close, Hemingbrough, Selby, YO8 6YX

Offers Over £210,000



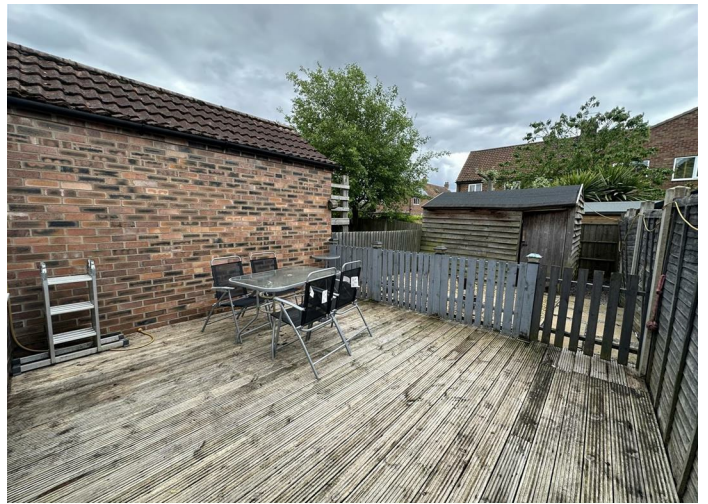
**** NO ONWARD CHAIN ** CONSERVATORY **** Situated in the village of Hemingbrough, this town house briefly comprises: Hall, Ground Floor w.c, Lounge-Diner, Conservatory and Kitchen. The First Floor offers two bedrooms and a Bathroom whilst the Master Bedroom is on the Second Floor. Externally, the property benefits from off street parking and enclosed, low maintenance rear garden. **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

This townhouse is offered for sale with the benefit of no upper chain, making it an excellent opportunity for a range of buyers including first-time purchasers, families and investors alike. Positioned within a pleasant residential cul-de-sac, the property offers spacious and practical accommodation in a sought-after village setting.

The ground floor features a lounge-diner, providing ample space for both relaxing and entertaining. Leading directly from the lounge-diner is a conservatory, creating an additional reception area with views over the rear garden and offering a versatile space that can be enjoyed throughout the year. The kitchen is well arranged with practical workspace and storage, complementing the property's functional layout. The bedrooms, two of which as double rooms, are arranged over the additional floors.

To the outside, the property benefits from an enclosed rear garden together and off-street parking, adding further convenience for modern day living. The combination of comfortable internal accommodation and useful external space makes this an appealing home for a variety of purchasers.

Hemingbrough is a highly regarded North Yorkshire village situated approximately five miles from Selby and within convenient reach of York, Leeds and Hull via the A63 and wider motorway network. The village enjoys a strong community atmosphere and offers a range of local amenities including a primary school, village shop, public houses, sports facilities and regular transport links. The historic Hemingbrough Minster stands at the centre of the village and the surrounding countryside provides a range of scenic walking routes, making the area particularly attractive for those seeking a balance between rural surroundings and commuter accessibility.

GROUND FLOOR ACCOMMODATION

Hall

Ground Floor w.c
5'6" x 2'10" (1.68m x 0.87m)

Lounge Diner
16'7" x 13'2" maximum (5.08m x 4.02m maximum)

Conservatory
12'0" x 9'6" (3.68m x 2.91m)

Kitchen
8'8" x 6'3" (2.65m x 1.93m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom Two
13'2" x 8'10" (4.03m x 2.70m)

Bedroom Three
10'1" x 8'11" maximum * (3.08m x 2.73m maximum *)
* being 'L' shaped

Bathroom
6'7" x 6'5" (2.03m x 1.96m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom One
17'3" x 13'2" maximum * (5.28m x 4.02m maximum *)
*some restricted head height

EXTERIOR

Front

Off street parking, outside tap and storm porch over entrance door.

Rear

DIRECTIONS

From our Selby branch, turn right to head down Finkle Street onto Micklegate and then turn right to head onto the B1223 and then continue onto Water Lane. At the traffic lights, turn left to go over the drawbridge on to Barby Rd/ A19. Continue until you reach a roundabout and take the 2nd exit to stay on the A19. At the next roundabout, take the first exit to stay on the A19. At the next roundabout, take the 3rd exit onto Hull Rd/A63. Continue on A63 and turn right onto Main Street. Turn left onto Finkle Street and continue on to School Road. Turn right onto St Mary's Avenue and then turn right onto Ferry Close where the property can be clearly identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County 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
Heating: 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.

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.

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.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) 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.

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

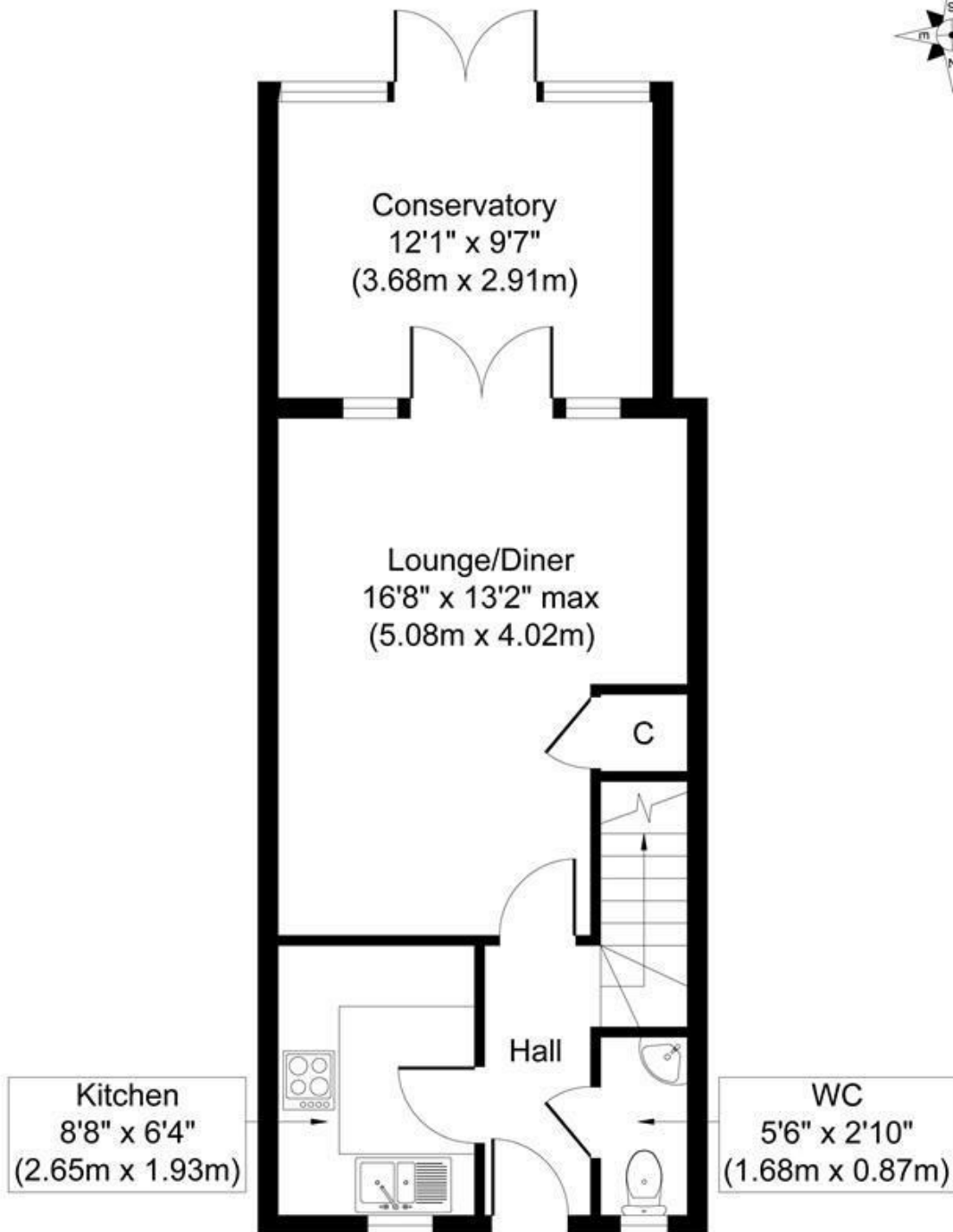
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

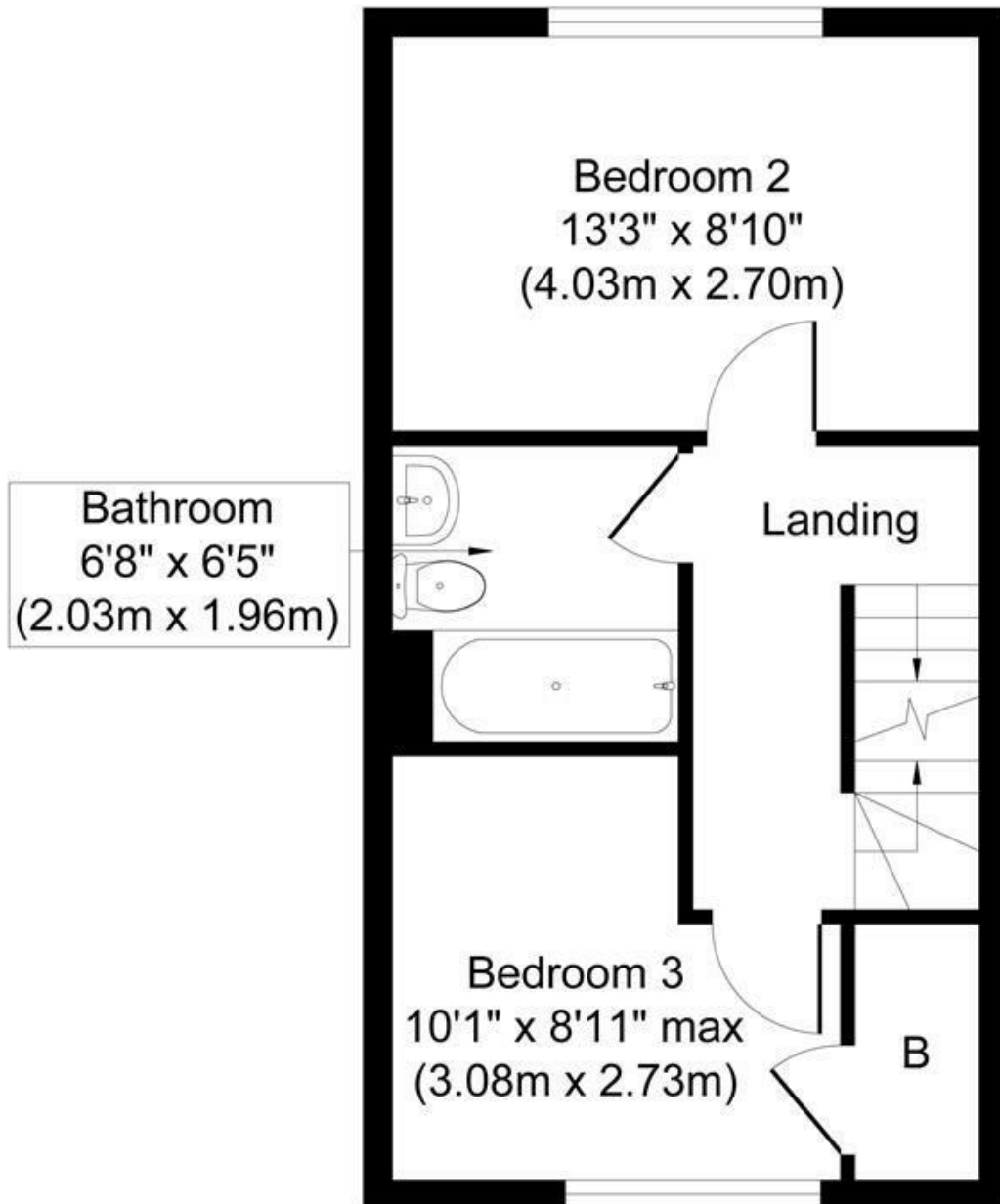
Strictly by appointment with the sole agents.



Ground Floor
Approximate Floor Area
462 sq. ft
(42.92 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.

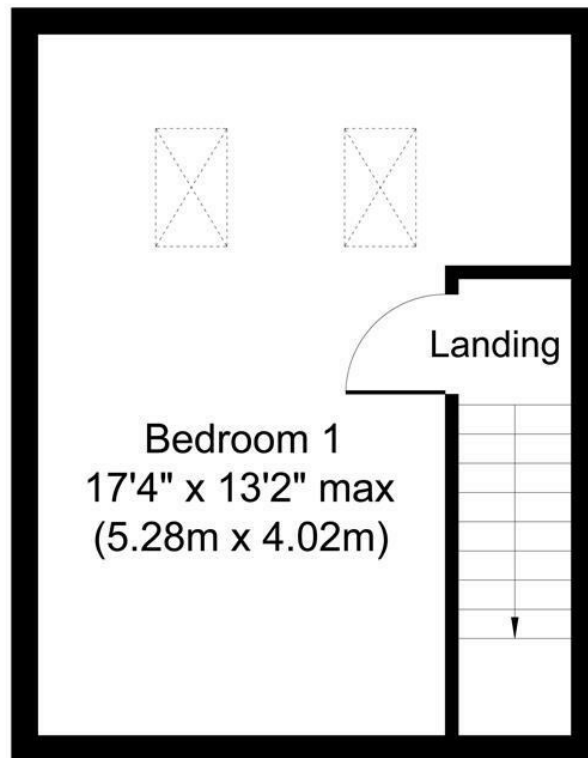
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First Floor
Approximate Floor Area
339 sq. ft
(31.47 sq. m)

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Second Floor
Approximate Floor Area
228 sq. ft
(21.22 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		10-15 A	
81-91 B		16-20 B	
69-80 C		21-25 C	
55-68 D		26-30 D	
49-54 E		31-35 E	
41-48 F		36-40 F	
35-40 G		41-45 G	
Below 35 G		46-50 G	
<small>All energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC		<small>All environmentally friendly - higher CO₂ emissions</small> England & Wales EU Directive 2002/91/EC	