Park Rôw



Main Road, Harlthorpe, Selby, YO8 6DW

Offers Over £325,000

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** COUNTRYSIDE VIEWS ** UNIQUE PROPERTY ** Situated in the village of Harlthorpe, this detached property briefly comprises: Hall, W.C., Kitchen Diner, Utility and Lounge. To the First Floor: Landing, two double bedrooms with En-Suites. Externally, the property is fully enclosed with brick wall for maximum privacy. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.













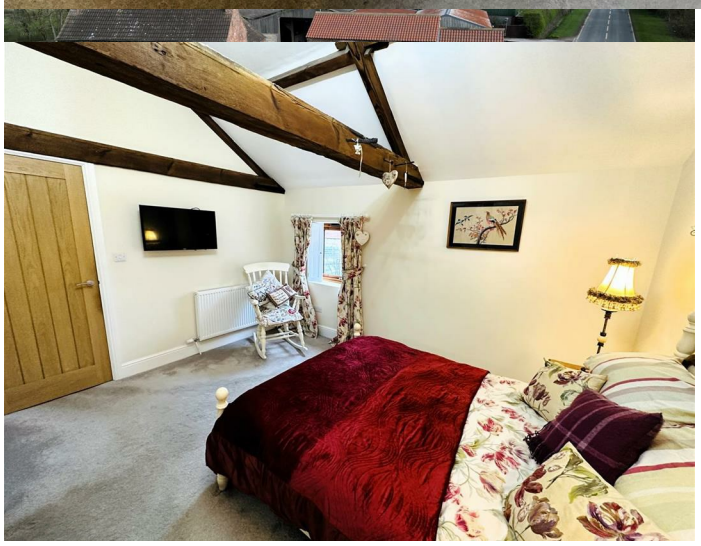








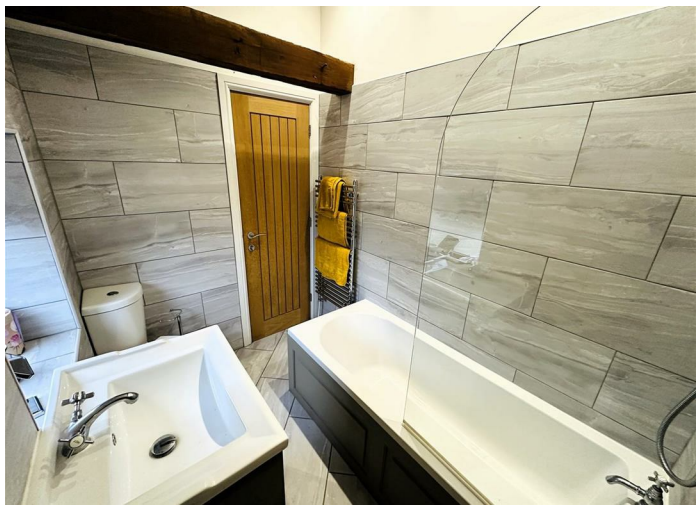


































PROPERTY OVERVIEW

Occupying a delightful position on Main Road, Harlthorpe, this beautifully presented barn conversion effortlessly combines period character with the comforts of modern living. Showcasing an abundance of original features, including impressive exposed timber beams and vaulted ceilings, the property offers a warm and inviting atmosphere while providing well-proportioned accommodation throughout.

The heart of the home is the stunning kitchen diner, fitted with high-quality kitchen from Moores Furniture Group, Wetherby and complemented by luxurious granite worktops. A range of integrated appliances, including a fridge freezer and dishwasher, enhance both practicality and style, creating the perfect space for everyday family life and entertaining guests.

A particular highlight of the property is the superbly proportioned lounge, an impressive reception room featuring exposed timber beams and a wealth of character throughout. The room offers exceptional floor space for both relaxation and entertaining, with large windows providing pleasant outlooks and allowing natural light to flood the interior. Its generous proportions and charming features create a wonderful focal point within the home, perfectly reflecting the character and appeal of this unique conversion.

To the first floor are two impressive double bedrooms, both enjoying characterful vaulted ceilings with exposed timbers and benefiting from their own well-appointed en-suite facilities. The principal bedroom is particularly impressive, offering a stylish and relaxing retreat with ample space for furnishings, while the second bedroom provides equally comfortable guest or family accommodation.

Externally, the property benefits from a private driveway and garage, providing valuable off-street parking and additional storage. The setting complements the property's rural character, offering a peaceful environment while remaining conveniently connected to nearby amenities.
Harlthorpe is a highly regarded village offering an attractive rural lifestyle surrounded by open countryside. The nearby market town of Selby provides an excellent range of shops, supermarkets, restaurants, cafés and leisure facilities, together with rail and road links for commuting to York, Leeds and further afield. The surrounding countryside offers numerous opportunities for walking, cycling and outdoor pursuits, making this an ideal location for those seeking village life without sacrificing convenience.

GROUND FLOOR ACCOMMODATION

Hall
11'3" x 5'8" (3.44m x 1.75m)

Ground Floor w.c
7'2" x 4'7" (2.20m x 1.40m)

Lounge
20'7" x 15'0" (6.28m x 4.59m)

Kitchen/ Diner
13'1" x 10'0" (3.99m x 3.06m)

Utility
8'5" x 4'7" (2.59m x 1.42m)

FIRST FLOOR ACCOMMODATION

Landing / Study Area
13'1" x 6'5" (3.99m x 1.98m)

Bedroom One
16'0" x 13'2" maximum (4.88m x 4.03m maximum)

En-suite
6'5" x 5'4" (1.97m x 1.65m)

Bedroom Two
15'11" x 13'5" (4.87m x 4.10m)

Jack and Jill Bathroom
7'9" x 5'4" (2.37m x 1.64m)

Attic Room
17'4" x 11'4" (5.29m x 3.47m)

EXTERIOR

Directions
From our Selby branch, head north-east towards Micklegate, then turn right onto Water Lane. At the traffic lights, turn left to be on the A19. At the roundabout, go straight ahead to stay on the A19. At the second roundabout, take the first exit to stay on the A19. Continue on the A19 at the third round. At the fourth roundabout, take the second exit onto Market Weighton Road/A163. Continue on the A163 passing through North Duffield and Bubwith. The property is found on Main Road and can be identified by our Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold
Local Authority: East Riding of Yorkshire
Tax Banding: D

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: Oil
Sewerage: Domestic small sewerage treatment plants -

Marsh Sewerage
Water: Mains

Broadband: Ultrafast
Mobile: 4G

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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

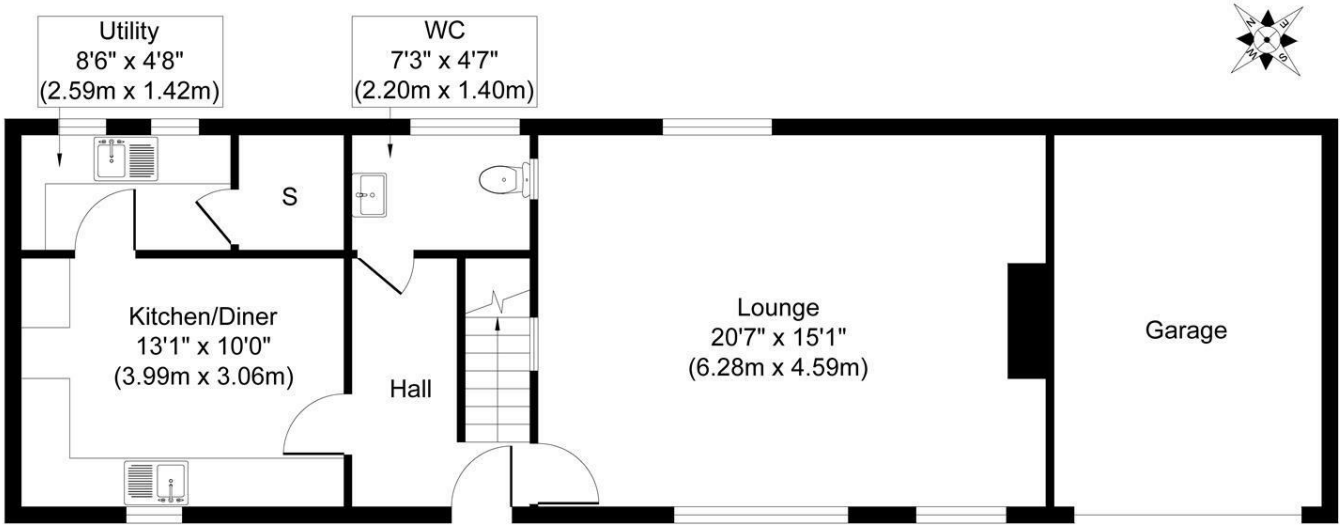
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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:

GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



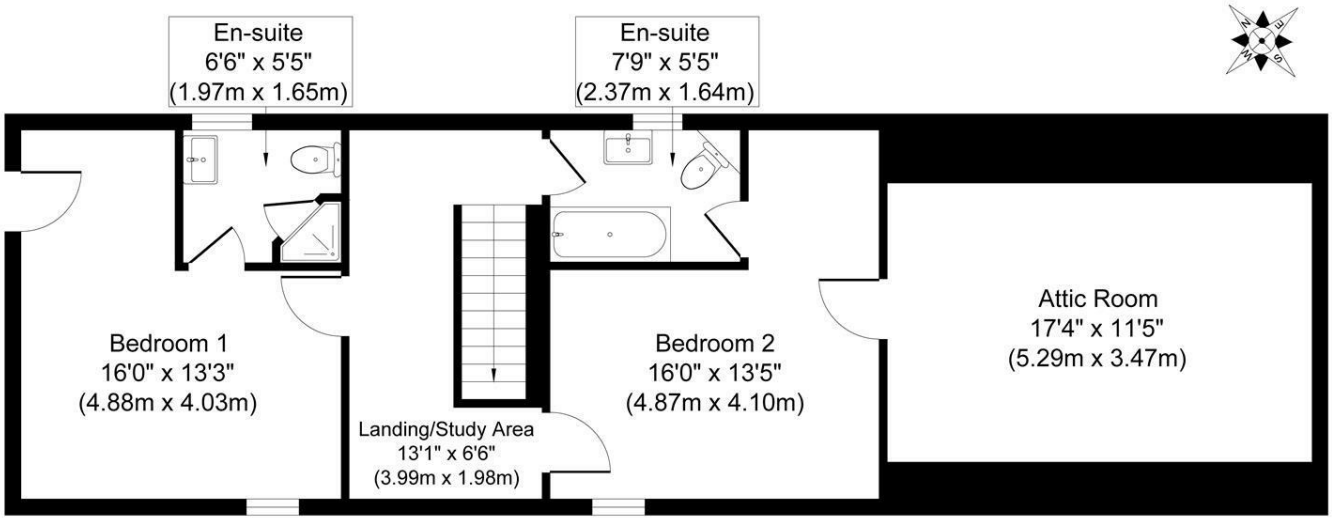
Ground Floor
Approximate Floor Area
794 sq. ft
(73.80 sq. m)

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
729 sq. ft
(67.76 sq. m)

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