

... Your proactive estate agent



Hull Road, Cliffe, Selby YO8 6NH
Offers over £280,000

Park Row

DETACHED PROPERTY ** FOUR BEDROOMS ** FULLY RENOVATED ** INTEGRAL GARAGE ** NO CHAIN ** TWO RECEPTION ROOMS Situated in the village of Cliffe, this property briefly comprises: entrance hallway, ground floor w.c, lounge, kitchen, utility/rear entrance hall, dining room. To the first floor are four bedrooms and a bathroom with separate shower cubicle. To the front of the property there is a driveway leading to the garage and the rear has an enclosed rear garden. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'

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GROUND FLOOR ACCOMMODATION

ENTRANCE

Composite panel effect door with top section having double glazed frosted panel to side elevation. Leading through into:

ENTRANCE HALLWAY

4.62 X 1.79M (15'2" X 5'10")

Front door is flanked by four uPVC double glazed frosted panels. Stairs leading to first floor accommodation with handrails. Central heating radiator. Doors leading off.

GROUND FLOOR W.C

1.80M 1.22M (5'11" 4'0")

White low flush w.c with hidden system and chrome fittings. White wash hand basin with chrome mixer tap over set into white high gloss vanity unit with chrome 'T bar' handles which provides storage space. UPVC double glazed frosted window to side elevation, Extractor fan and central heating radiator. Wood effect flooring.

LOUNGE

5.79M X 3.63M (19'0" X 11'11")

Coal effect 'living flame' gas fire set into Adams style surround with tiled hearth and timber mantle. UPVC double glazed bow window to front elevation, central heating radiator and television point.



KITCHEN

3.95M X 2.66M (13'0" X 8'9")

Range of base and wall units with wood grain effect in grey with brushed chrome handles. One and half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with matching upstand. Integrated electric oven, integrated four ring induction electric hob with glass and blacked extractor fan over benefitting from downlighting. UPVC double glazed window to the rear elevation. Wood effect flooring. Door with single glazed frosted panel leading into:



UTILITY/REAR ENTRANCE HALL

4.22M X 1.65M (13'10" X 5'5")

Central heating boiler. Plumbing for washing machine. UPVC double glazed window to the front elevation. Composite panel effect door with top section having double glazed panel to the rear elevation going out onto the patio garden area. Central heating radiator. Wood effect flooring.

DINING ROOM

3.95M X 2.99M (13'0" X 9'10")

UPVC double glazed patio doors to the rear elevation flanked by uPVC double glazed windows. Central heating radiator.



FIRST FLOOR ACCOMMODATION

LANDING

UPVC double glazed window to side elevation. Loft access. Door into storage cupboard to provide storage space. Doors leading off:

BEDROOM ONE

Door leading off into built-in overstairs storage cupboard to provide storage space. UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO

5.44M X 2.73M (17'10" X 8'11")

UPVC double glazed windows to front and rear elevations. Two central heating radiators.



BEDROOM THREE

3.87M X 2.96M (12'8" X 9'9")

UPVC double glazed window to rear elevation and central heating radiator.



BEDROOM FOUR

3.64M X 2.37M (11'11" X 7'9")

UPVC double glazed window to front elevation and central heating radiator



BATHROOM

2.96M X 1.79M (9'9" X 5'10")

White panel bath with chrome mixer tap over with tile splashback. Separate shower cubicle having chrome trimmed

door and chrome shower and further fixed head shower over with chrome controls. Tiled to ceiling height. White low flush w.c with chrome fittings, white pedestal wash hand basin with chrome mixer tap over and tile splash back. Extractor fan, chrome heated towel rail. UPVC double glaze frosted window to rear elevation and wood effect flooring.



GARAGE

Having roller door which has floodlight on PIR sensor. Power and lighting. Further composite panel effect door, top section having double glazed frosted glass which leads to the rear of the property.

EXTERNAL

FRONT

Flagged pathway along the front. Herbaceous borders with mature established trees and shrubs. Brick pillared entrance to the driveway. Boundaries define by brick wall and hedging. Drive way continues through the front garden with further flagged off street parking/hardstanding. Continues to the single garage. Pedestrian access gate giving access to side of property with further pathway leading to the rear of the property.



REAR

Outside light, outside tap. Flagged patio area and further concrete hardstanding. Pathway running along the rear of the property. Herbaceous borders. Fully enclosed with hedging and timber fence.

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 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.

OPENING HOURS

CALLS ANSWERED :

Monday to Thursday - 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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

VIEWING

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