

...Your proactive estate agent



Park Road, Barlow, Selby YO8 8ES
Offers over £190,000

Park Row

**** EXTENDED SEMI-DETACHED HOUSE ** FOUR BEDROOMS ** GROUND FLOOR W.C ** GARDEN ROOM ** DINING KITCHEN ** EN-SUITE ** ENCLOSED REAR GARDEN **** The property is located in the village of Barlow having excellent access to Selby and all associated amenities. The property comprises of an entrance hallway, lounge, dining kitchen and garden room. To the first floor are four bedrooms, en-suite to the master bedroom and bathroom. Externally there is a front and rear garden and off street parking. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION 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'

Offers over £190,000



GROUND FLOOR ACCOMMODATION

ENTRANCE

Composite entrance door with four double glazed frosted panels to front elevation leading into entrance hallway.

ENTRANCE HALLWAY

3.82M X 1.91M (12'6" X 6'3")

Full length uPVC double glazed frosted panel next to front door to front elevation. Stairs leading to first floor accommodation with balustrade and spindles. Wood flooring, central heating radiator and door to under stairs storage cupboard. Oak doors leading off:



LOUNGE

3.77M X 3.64M (12'4" X 11'11")

UPVC double glazed window to front elevation. Central heating radiator, television and telephone points. Oak door leading through into dining kitchen.



DINING KITCHEN

5.76M X 2.98M (18'11" X 9'9")

White fronted base and wall units with bowed handles. Single bowl granite effect sink and drainer with chrome mixer tap over set into granite effect laminate work surface with matching up stand and retractable plug sockets. Integrated brushed steel electric oven, four ring ceramic electric hob with brushed steel electric extractor fan over benefitting from down lighting. Integrated fridge, integrated wine rack and integrated freezer. Wood effect flooring and central heating radiator.

Oak door with single glazed panel to rear elevation leading into garden room.



GARDEN ROOM

4.54M X 3.33M (14'11" X 10'11")

Double glazed bi-folding doors to rear elevation, aperture leading into storage area and further aperture leading into the ground floor w.c.



GROUND FLOOR W.C

White wash hand basin set into solid wood work surface with chrome mixer tap over. Tiled splashback to mid height and tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Further balustrade and spindles. Loft access and door leading to storage cupboard which houses the hot water tank whilst providing storage space. Oak doors leading off:

BEDROOM ONE

3.66M X 3.65M (12'0" X 12'0")

UPVC double glazed window to front elevation, central heating radiator and television point. Door leading into en-suite:



EN-SUITE

2.68M X 2.47M (8'10" X 8'1")

Double shower cubicle with chrome trimmed roller doors, chrome shower and fixed head shower over with chrome controls. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The en-suite is tiled on all walls to ceiling height. Extractor fan, chrome heated towel rail and tiled flooring.



BEDROOM TWO

3.65M X 2.97M (12'0" X 9'9")

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



BEDROOM THREE

3.84M X 2.28M (12'7" X 7'6")

UPVC double glazed window to front elevation.



BEDROOM FOUR

2.27M X 2.27M (7'5" X 7'5")

UPVC double glazed window to rear elevation.



BATHROOM

2.63M X 1.69M (8'8" X 5'7")

Inset lighting to floor. White freestanding bath with chrome mixer tap over incorporating chrome shower attachment. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The bathroom is tiled to all walls. Tiled flooring, chrome heated towel rail, extractor fan and uPVC double glazed frosted window to rear elevation.



EXTERIOR

FRONT

Timber pillared storm porch and outside lamps. Decorative stoned driveway providing off street parking. The boundaries are defined by brick wall and posts. Further outside lighting. Timber pedestrian access gate to the side of the property giving access to further stoned pathway leading to the rear garden. Electric roller door giving access to storage area which measures 4.62m max x 2.16m max.



REAR

Timber decked patio area which steps down to a stoned pathway which leads to the main garden area. The garden

itself is laid to lawn and is fully enclosed with timber fencing, concrete posts and gravel boards.



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.

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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWING

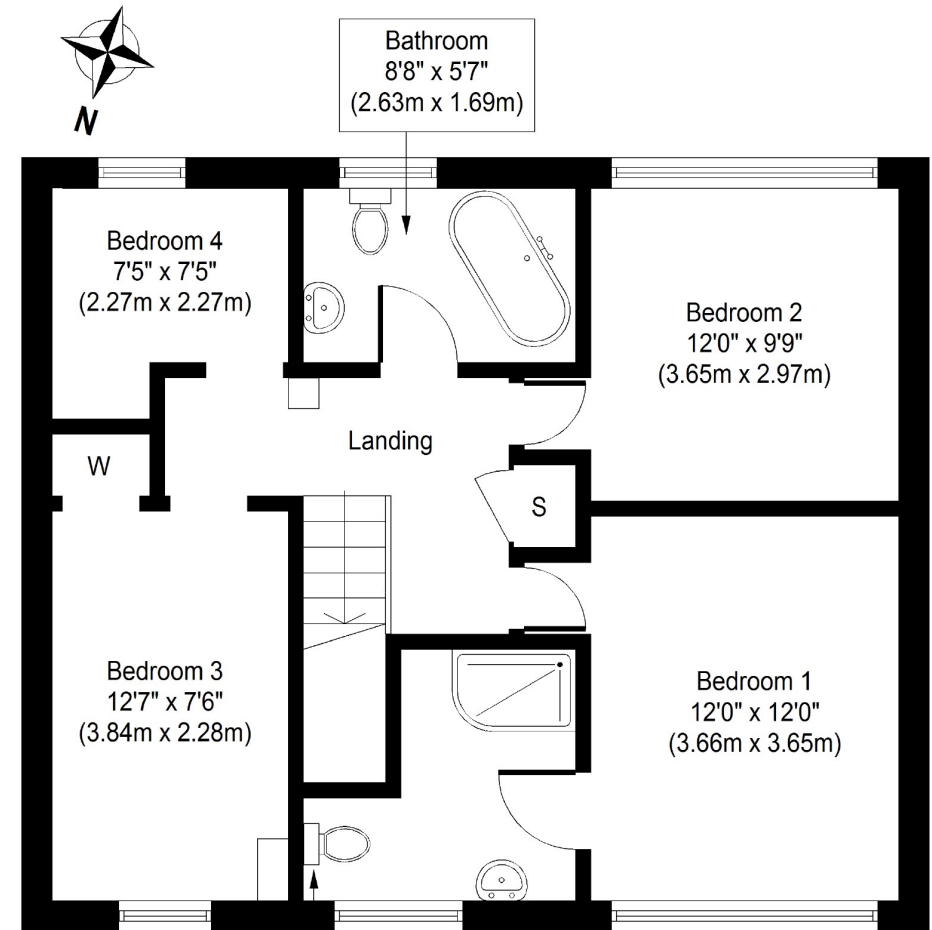
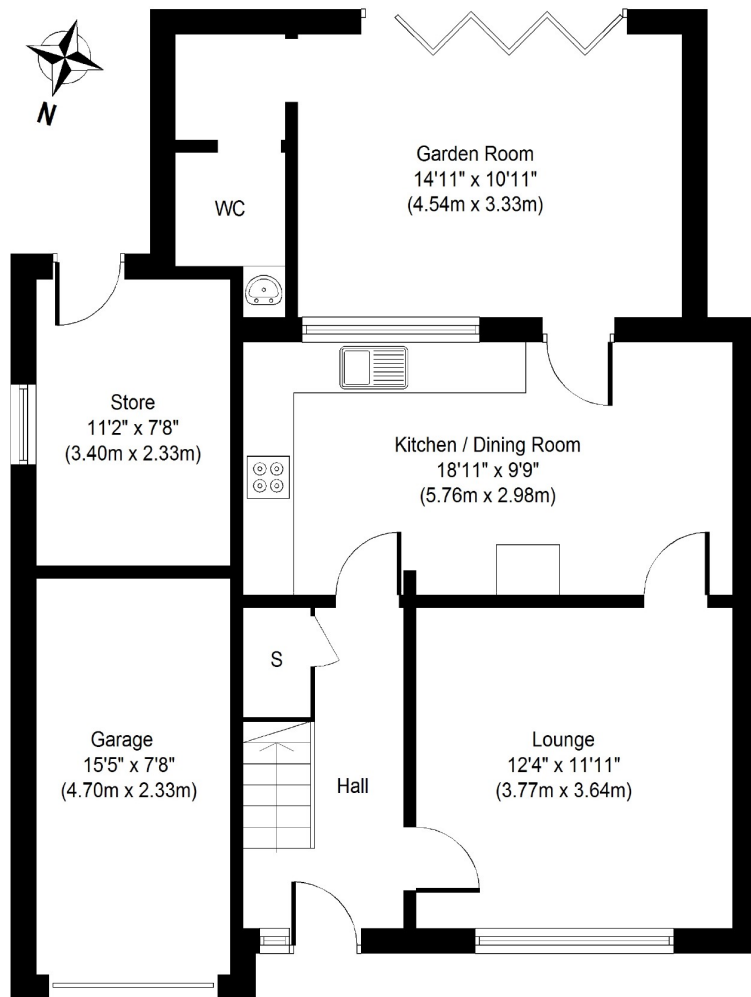
Strictly by appointment with the sole agents.

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



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. 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.

Copyright V360 Ltd 2020 | www.houseviz.com

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. 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.

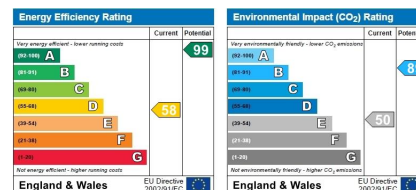
Copyright V360 Ltd 2020 | www.houseviz.com

T 01757 241124

W www.parkrowproperties.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS, England

selby@parkrowproperties.co.uk



Park Row