

... Your proactive estate agent



Blackthorn Close, Selby YO8 8FU
Offers over £210,000

Park Row

**** DETACHED HOUSE ** THREE BEDROOMS ** MODERN DINING KITCHEN ** GROUND FLOOR W.C ** GARAGE & DRIVEWAY **** This well presented detached house is situated in Selby having excellent access to the local amenities including school, college, shops and bus and train links. The property itself comprises to the ground floor of entrance hallway, lounge, inner hallway, ground floor w.c and dining kitchen. To the first floor are three bedrooms, en-suite to the master bedroom and family bathroom. Externally there is off street parking for two vehicles and enclosed rear garden. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND 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'

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GROUND FLOOR ACCOMMODATION

ENTRANCE

Panel effect reinforced entrance door top section having two double glazed frosted panels to front elevation leading into entrance hallway.

ENTRANCE HALLWAY

1.73M X 1.22M (5'8" X 4'0")

Central heating radiator, wood effect flooring and doors leading off:

LOUNGE

4.93M X 3.11M (16'2" X 10'2")

Feature fireplace with marble effect back and hearth. UPVC double glazed window to front elevation. Television and telephone point, central heating radiator and wood flooring. Door leading into inner hallway.



INNER HALLWAY

Central heating radiator and wood effect flooring. Stairs to first floor accommodation with handrail and doors leading off:

GROUND FLOOR W.C

1.46M X 0.92M (4'9" X 3'0")

White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over and tiled

splashbacks. Extractor fan, central heating radiator and tiled flooring.



DINING KITCHEN

5.75M X 2.55M (18'10" X 8'4")

Range of base and wall units, grey shaker style and brushed chrome 'T' bar handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with matching up stand. Integrated brushed steel double electric oven, brushed steel four ring gas hob with electric extractor fan over benefitting from down lighting. Integrated fridge, freezer, dishwasher and washing machine. UPVC double glazed window to rear elevation. Wood flooring.



DINING AREA

Additional base units with grey shaker style doors and brushed chrome 'T' bar handles, two glass fronted display cabinets with downlighting. Central heating radiator and wood flooring. UPVC double glazed patio doors to the rear elevation leading to patio and garden area. Extractor fan.



FIRST FLOOR ACCOMMODATION

LANDING

UPVC double glazed window to side elevation, loft access and door leading to storage cupboard. Doors leading off:

BEDROOM ONE

4.34M X 2.91M (14'3" X 9'7")

Range of fitted wardrobes with wood grain effect doors and brushed chrome handles providing hanging, shelving and storage space. Two uPVC double glazed windows to front elevation, central heating radiator. Vanity unit with a ten drawer section. Door leading into en-suite.



EN-SUITE 2.12M X 1.33M (6'11" X 4'4")

Double shower cubicle with sliding chrome doors and chrome shower over. The shower cubicle is tiled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash basin with chrome taps over and splashbacks. Extractor fan, uPVC double glazed frosted window to front elevation and central heating radiator. Tiled effect flooring.



BEDROOM TWO 3.43M X 2.66M (11'3" X 8'9")

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



BEDROOM THREE 3.01M X 2.43M (9'11" X 8'0")

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



FAMILY BATHROOM 2.66M X 1.70M (8'9" X 5'7")

White panel bath with chrome taps over and white low flush w.c with chrome fittings. White pedestal wash hand basin with chrome taps over. Behind the suite is tiled to mid height. UPVC double glazed frosted window to side elevation. Electric extractor fan, central heating radiator and tiled flooring.



EXTERIOR

FRONT

Storm porch, outside light on PIR sensor and outside lamp. Flagged pathway leading away from the property. Tarmac driveway leading to the single garage whilst providing off street parking. Further decorative area providing further off street parking. Timber bin store with crushed slate borders. The boundaries are defined by timber fencing. Further pathway to the side of the property with decorative stoned edging leading to the rear of the property.



GARAGE

Power and lighting. Up and over door.

REAR

Further floodlight on PIR sensor and outside tap. Flagged pathway along the rear with decorative stoned borders merging into flagged patio area. Stepping stone style pathway leading to the bottom of the garden with flagged patio area and timber pergola. The garden is mainly laid to lawn and is fully enclosed with timber fencing and posts. Outside electrical point.



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.

ARRANGING A 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.

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

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.

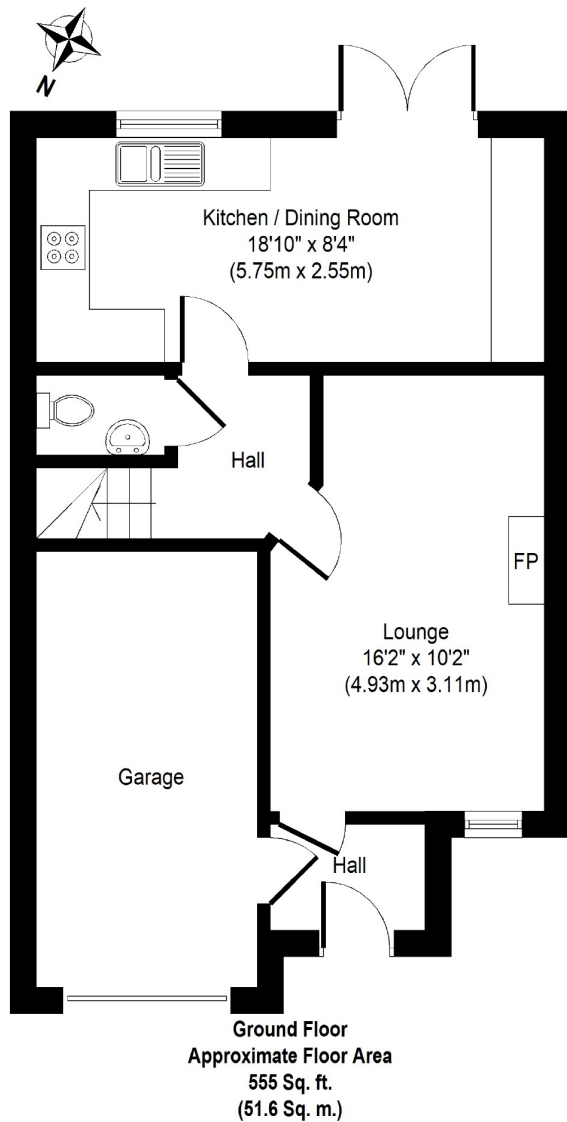
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage 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.

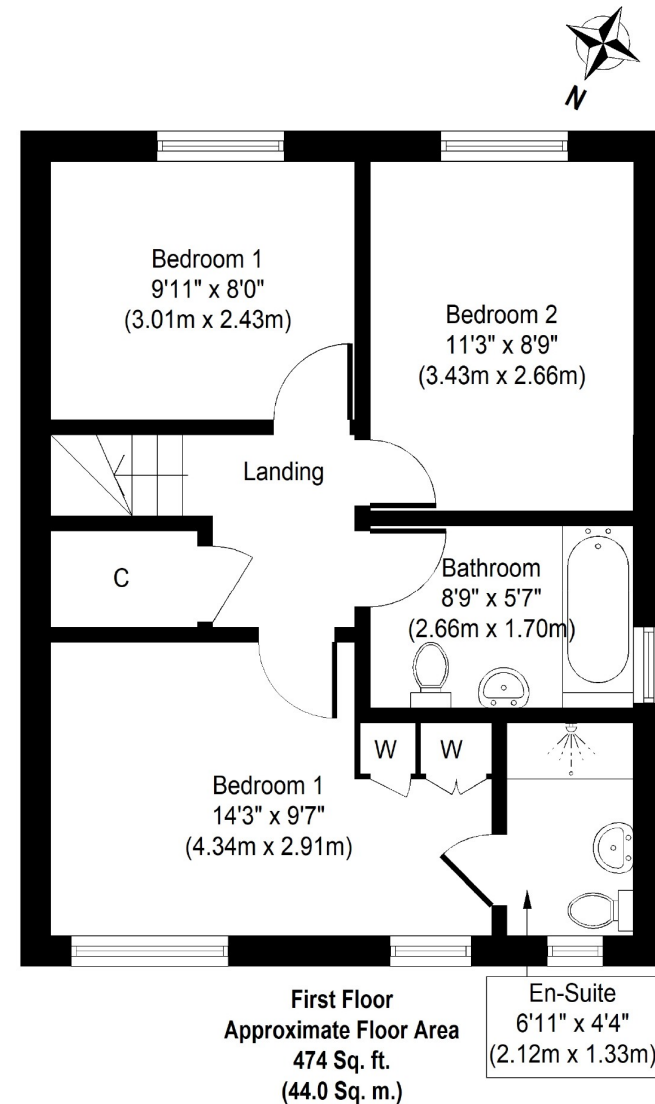
To arrange a no obligation appointment please contact your local office.

DIRECTIONS

On leaving the Selby Office turn left onto Market Place at the traffic lights turn right onto the A1041 signposted Goole. At the roundabout continue straight ahead and turn left onto Hawthorne Road. At the roundabout take the 2nd exit then take the first left onto Blackthorn Close. The property can clearly be identified by our Park Row Properties 'For Sale' board.

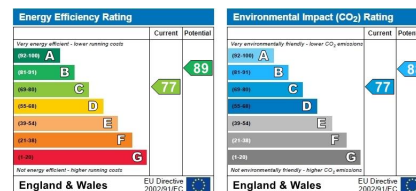


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
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