



Pear Tree Cottage

School Road, Hemingbrough, Selby, YO8 6QS

Asking Price Of £295,000

Property Features

- Extended Semi-Detached Cottage in popular Village
- 20' Lounge Diner, 18' Living Kitchen & Shower Room
- 3 generous Double Bedrooms & Bathroom
- Gas CH, UPVC DG, 31' Garage & delightful Gardens
- Ideally placed for the cities of York, Leeds & Hull



Full Description

SITUATION

From the popular Market Town of Howden take the A63 to Hemingbrough, and on entering the Village take the first left turn into School Road. Proceed passed the Cricket Field and the property will then be found on the right handside of School Road clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a considerably extended Semi-Detached Cottage having a delightful rear Garden being situated in the popular residential Village of Hemingbrough located between the Market Towns of Howden and Selby and ideally placed for commuting to the Cities of York, Leeds and Hull. The spacious, well presented accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC front door and enclosed staircase to the first floor.

LOUNGE DINER 20' 6" x 14' 9" (6.25m x 4.5m)

Pine fire surround with cast iron and tiled inset housing gas fire. 2 radiators and understairs cupboard.

L shaped LIVING KITCHEN 18' 0" x 13' 0" (5.49m x 3.96m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built in oven and hob with extractor over. Plumbing for auto washer and dishwasher. 2 radiators, part ceramic tiled walls and gas central heating boiler. UPVC door to side.

SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Radiator and ceramic tiled walls.



FIRST FLOOR

LANDING

This is approached via an enclosed staircase from the Entrance Hall and opening from the Landing which has a radiator are:

FRONT BEDROOM 10' 9" x 10' 0" (3.28m x 3.05m)

Range of built in wardrobes, large cupboard over stairs and radiator.



SIDE BEDROOM 11' 9" x 9' 0" (3.58m x 2.74m)

Radiator.

REAR BEDROOM 13' 3" x 10' 9" (4.04m x 3.28m)

Range of built in wardrobes and radiator.



BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Radiator, part ceramic tiled walls and airing cupboard.

TO THE OUTSIDE

Brick and tiled GARAGE 31' 9" x 9' 9" with up and over door to front, 2 personal doors to side, power laid on and gated gravel driveway from School Road.

Lawned garden to front.

Delightful large landscaped Garden to rear with an array of shrubs and flower borders.

Patio area and Private Garden.



SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band B which is payable to the North Yorkshire Council.



VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

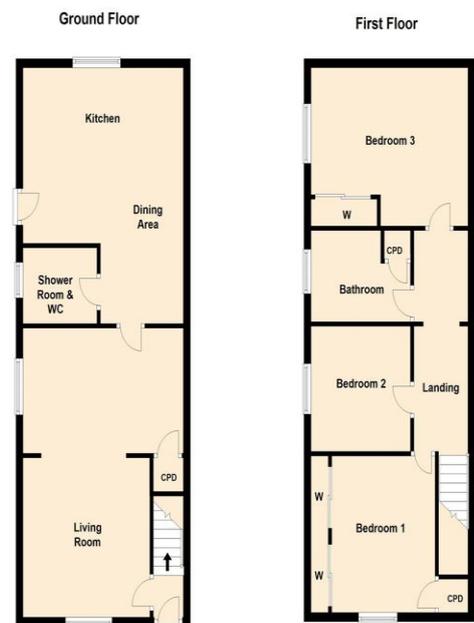
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

4 Belgravia,
Goole,
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.