

# Park Row



**Flaxley Road, Selby, YO8 3RJ**

**Offers Over £80,000**



**\*\* GATED COMMUNITY \*\* OPEN PLAN LIVING \*\* CLOSE TO AMENITIES \*\*** Situated in Selby, on a protected residential park, this Park Home briefly comprises: Entrance, Open Plan Lounge, Kitchen and Dining area, two bedrooms and Bathroom. Externally, the property benefits from allocated parking and patio area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**



## GROUND FLOOR ACCOMMODATION

### Entrance

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

### Open Plan Lounge Kitchen Diner

30'1" x 12'3" (9.18m x 3.74m)

### Kitchen Area



Range of cream fronted base units with plinth heaters and wall units with underlighting in 'Shaker' style with brushed chrome T-bar handles. One and a half bowl granite effect sink and drainer with chrome mixer tap over set into wood effect laminate work surface with matching splashback. Integrated appliances include: brushed steel electric oven, four ring gas hob, fridge, freezer and dishwasher. UPVC double glazed window to side elevation. Wood effect flooring flowing through into:



### Dining Area



UPVC double glazed window to side elevation, central heating radiator and wood effect flooring continuing onto:

### Lounge Area



UPVC double glazed windows to side and front elevations. Television point, central heating radiator and wood effect flooring. Aperture through to:



### Inner Hall

Central heating radiator and doors leading off.

### Bedroom One

10'9" x 9'6" (3.30m x 2.90m)



Range of white fronted fitted wardrobes and storage cupboard. UPVC double glazed windows to side and rear elevations, television and telephone points and central heating radiator.



### Bedroom Two

11'3" x 9'4" (3.43m x 2.85m)



UPVC double glazed window to front elevation and central heating radiator

## Bathroom

6'10" x 6'5" (2.10m x 1.97m)



White bath with chrome mixer tap over, shower attachment and shower screen. White vanity unit incorporating low flush w.c with chrome fittings and concealed cistern and wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to side elevation. Heated towel rail, extractor fan and wood effect flooring.

## EXTERNAL



Off street parking and patio area

## Directions

From our Selby office, continue on Finkle Street which becomes Micklegate. Turn left onto the B1223 Water Lane and follow the road before proceeding straight over the mini roundabout on Flaxley Road. Proceed down the road for approximately 1.5 Miles and the Greenacres complex can be found on the left hand side.

## Tenure: Leasehold

## Local Authority: North Yorkshire Council

Band: A

## 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 :

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

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## TENURE, LOCAL AUTHORITY AND TAX BANDING

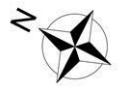
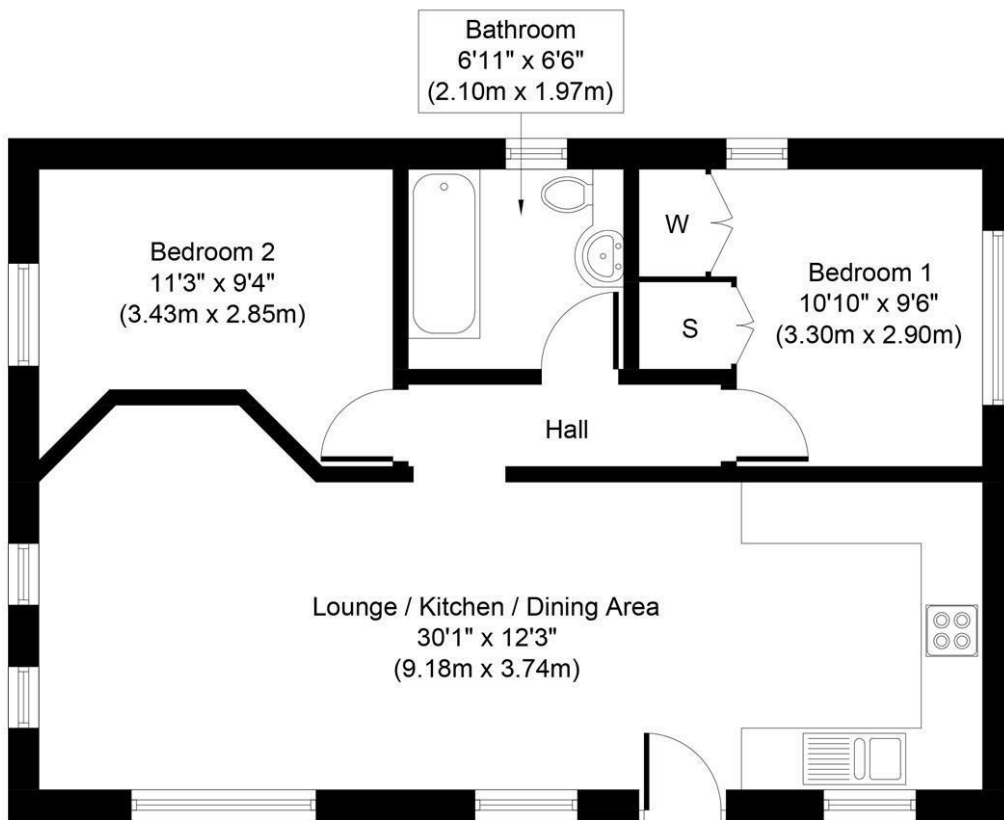
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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.





**Approximate Floor Area**  
**600 Sq. ft.**  
**(55.7 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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