

Park Row



Doncaster Road, Selby, YO8 9BU

Offers Over £250,000



**** NO UPWARD CHAIN ** SOUGHT AFTER LOCATION **** Situated in Selby, this semi-detached property briefly comprises: Hallway, Lounge and Kitchen Diner. To the First Floor are three bedrooms and Bathroom. Externally, the property has an enclosed, herbaceous rear garden with a detached double garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION, STYLE AND SIZE OF THIS BEAUTIFUL FAMILY HOME. 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

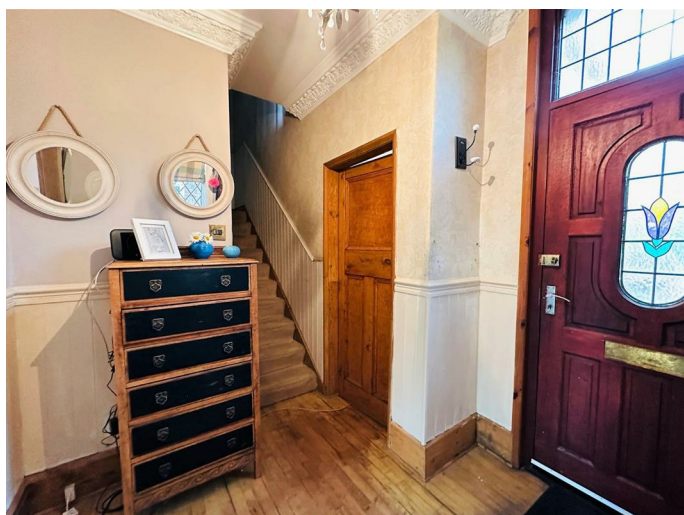
Hardwood timber door with top centre section having single glazed frosted and coloured panel to the front elevation leading into:

Hallway

8'1" x 7'6" (2.48m x 2.30m)



UPVC double glazed window to the side elevation and timber framed single glazed frosted window over the front door. Stairs leading to First Floor Accommodation, telephone point and wood flooring. Doors leading off.



Lounge

13'1" x 12'11" (4.00m x 3.94m)



Feature fire place with tiled side and hearth and decorative timber surround. UPVC double glazed bay window to the front elevation, central heating radiator, television point and wood flooring. Cornice to ceiling and dado rail.



Kitchen Diner

17'10" x 15'7" (5.46m x 4.75m)



Range of white fronted base and wall units with chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Gas and electric cooker point. Plumbing for dishwasher and washing machine. UPVC door with top section having frosted glass and uPVC double glazed window to the side elevation. 'Worcester Bosch' central heating boiler fitted in November 2022. Wood flooring.



The Dining Section comprises: uPVC double glazed French doors to the rear elevation leading into patio/garden area. Telephone point, understairs storage cupboard and wood flooring.



FIRST FLOOR ACCOMMODATION

Landing

Balustrade and spindles, central heating radiator and loft access. Traditional panel doors leading off.

Bedroom One

12'11" x 10'11" (3.94m x 3.35m)



Range of white fronted fitted wardrobes with brushed chrome handles. UPVC double glazed window to the front elevation, central heating radiator and alcove shelving.



Bedroom Two
11'3" x 9'10" (3.43m x 3.01m)



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

Bedroom Three
9'8" x 7'6" (2.96m x 2.29m)



UPVC double glazed window to the rear elevation, storage cupboard and shelving area.

Bathroom
8'3" x 5'10" (2.52m x 1.79m)



Corner bath with timber panel side, chrome taps, chrome electric shower over and white trimmed shower screen. The bath area is tiled to ceiling height. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the side elevation. Feature timber framed single glazed frosted and coloured glass panel to the front elevation. Chrome heated towel rail and tiled flooring.

EXTERIOR- Front



Pathway leading away from the property dividing the front forecourt area into two sections. Boundaries defined by brick wall, decorative railing and hedging. Decorative wrought iron pedestrian access gate giving access onto pedestrian footpath. To the side of the property is a further wrought iron pedestrian access gate giving onto pathway, with floodlight on PIR sensor, and into the rear.



Rear



Raised brick blocked patio area. Outside lamp on PIR sensor and outside tap. 'Cottage style' garden with established trees and shrubs. Decorative stone pathway. Boundaries defined by hedging and block wall. To the bottom of the garden is a detached brick built double garage with timber pedestrian access door. Timber pedestrian access gate giving access onto rear service lane. 'Up and over' door giving access into Garage.





Directions

From Selby Town centre, take the A19 Doncaster Rd. Cross over the level crossing and continue along Doncaster Rd. The property is located on the left hand side and can be clearly identified by our Park Row 'For Sale' board.

Tenure: Freehold

Local Authority: North Yorkshire Council

Band: C

HEATING & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, Tax Banding and Tenure 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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

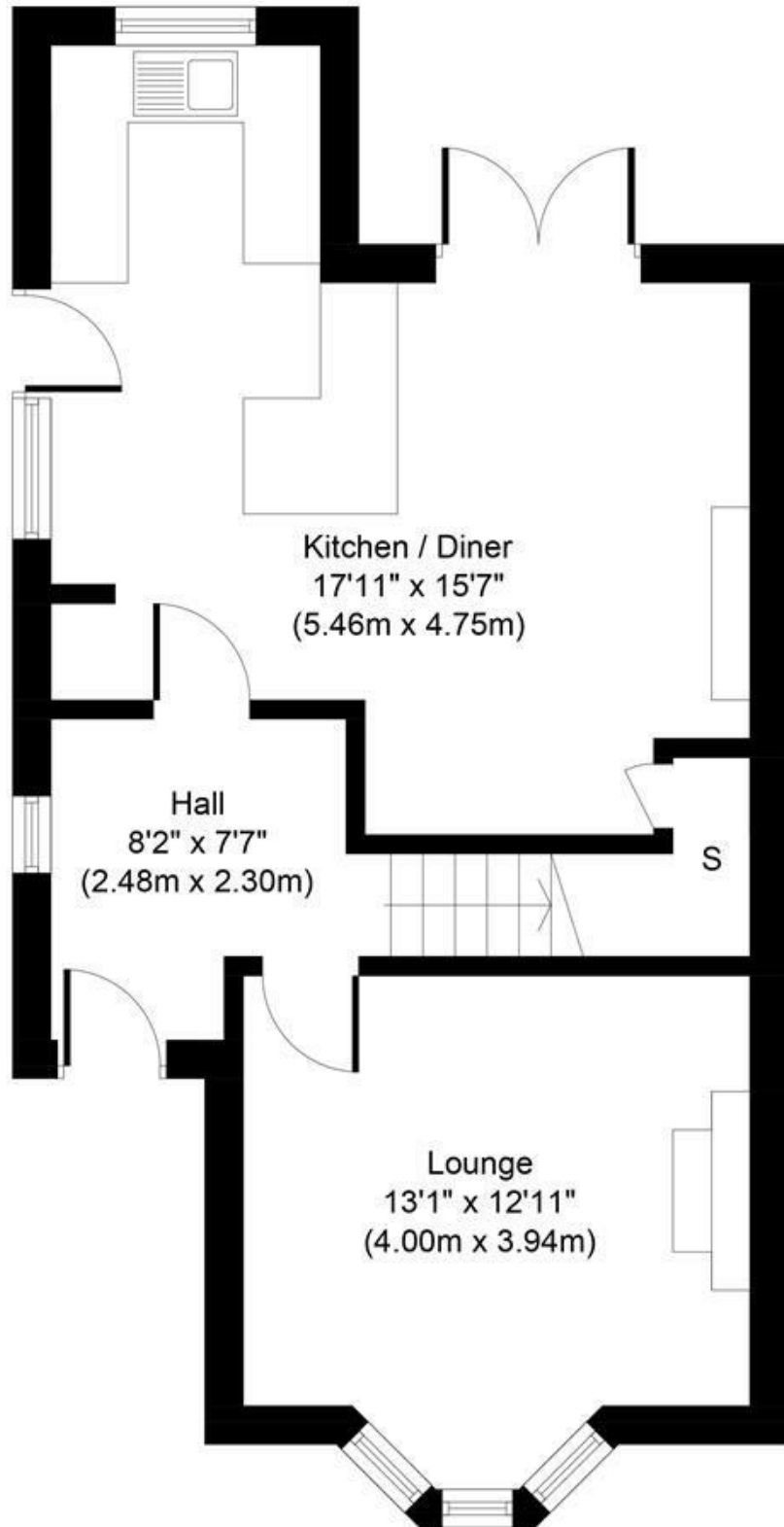
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

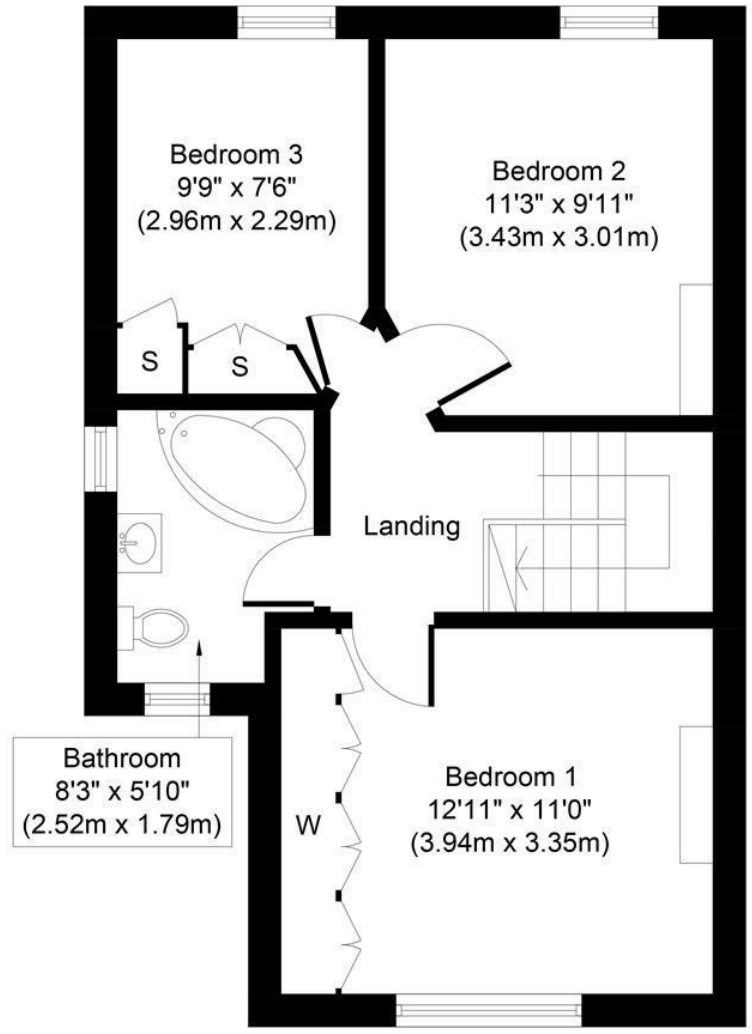
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
518 Sq. ft.
(48.1 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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First Floor
Approximate Floor Area
467 Sq. ft.
(43.4 Sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	75		
	51		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC