

Offers Over £190,000

Park Row

West Park

| Selby | YO8 4JL



# West Park

| Selby | YO8 4JL

## Planning Reference Number

North Yorkshire Council  
Planning Reference Number:  
2023/0153/S73

**\*\* EXCLUSIVE PLOT OF LAND  
\*\* CLOSE TO TOWN CENTRE  
\*\* Situated in Selby, this plot  
has passed planning  
permission for the  
development of a detached  
five bed dormer bungalow and  
a detached outbuilding. The  
plans are available to view  
under North Yorkshire's  
Council Website. VIEWING IS  
ESSENTIAL TO FULLY  
APPRECIATE THE POTENTIAL  
OF THE PLOT ON OFFER. RING  
US 7 DAYS A WEEK TO BOOK A  
VIEWING. 'WE OPEN UNTIL  
8PM MONDAY TO THURSDAY,  
5.30 FRIDAYS, 5.00 SATURDAYS  
AND 11.00 - 3.00 SUNDAYS'.**





## Site Plan and Landscaping

The proposed site allows for a total of one dwelling and one outbuilding.

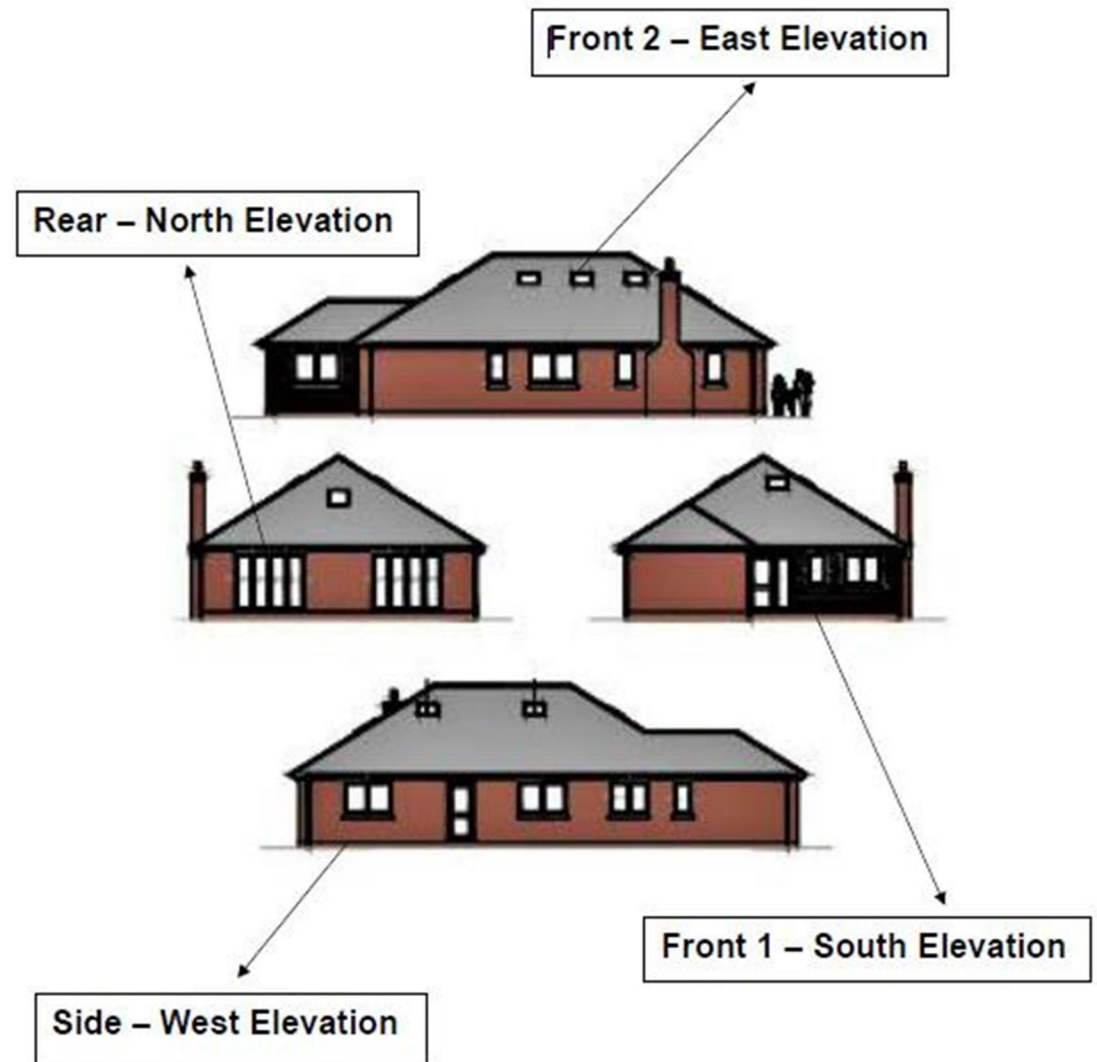


Site Location  
Scale 1:1250



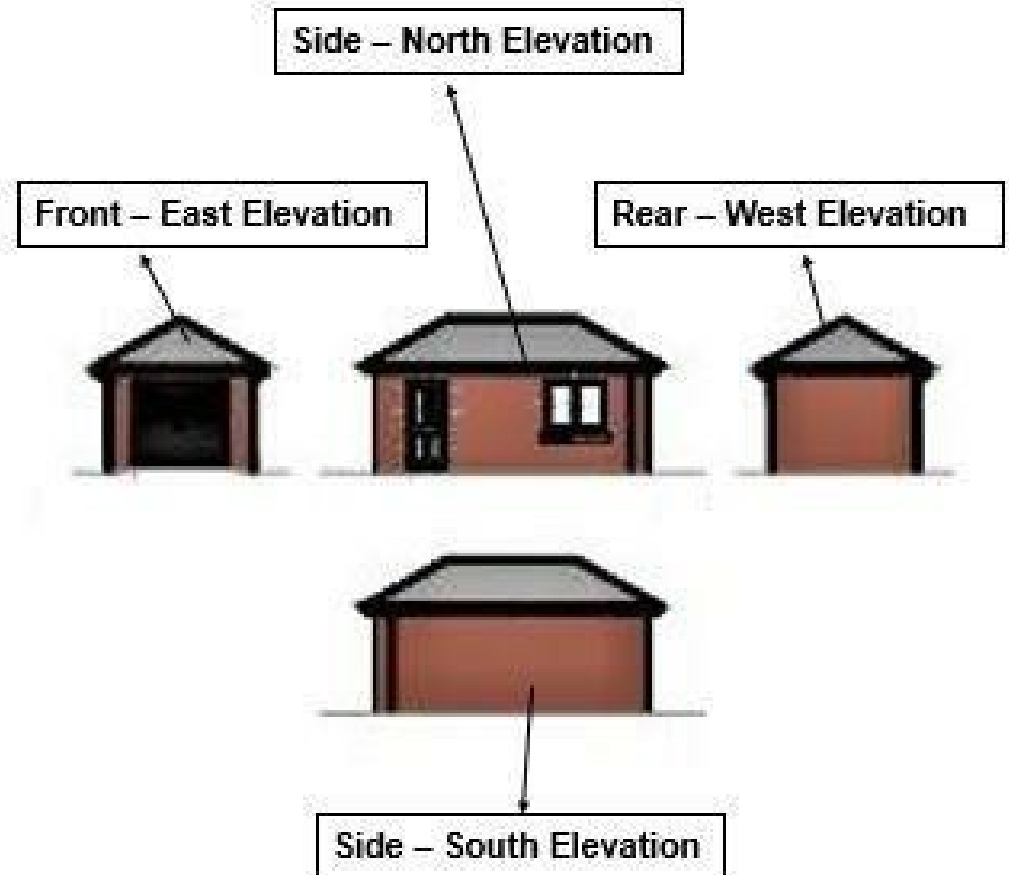
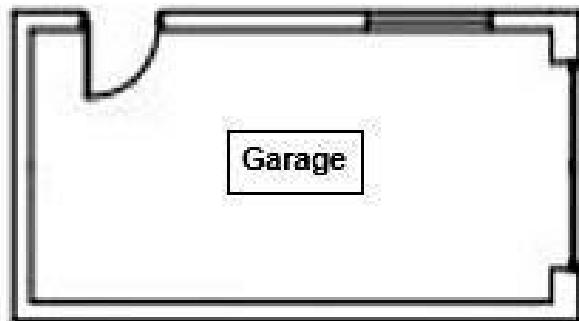
## Detached Dwelling

A five-bedroom, detached dwelling briefly comprising of: Entrance Hall, Ground Floor W.C, Open Plan Kitchen Diner, Utility Room, Living Room, five Bedrooms; three having En-Suite Bathrooms plus an additional a Family Bathroom. The property also benefits from a shared access driveway.



## Detached Outbuilding

Detached brick built garage having Roller Door, Pedestrian Access Door and uPVC double glazed window.

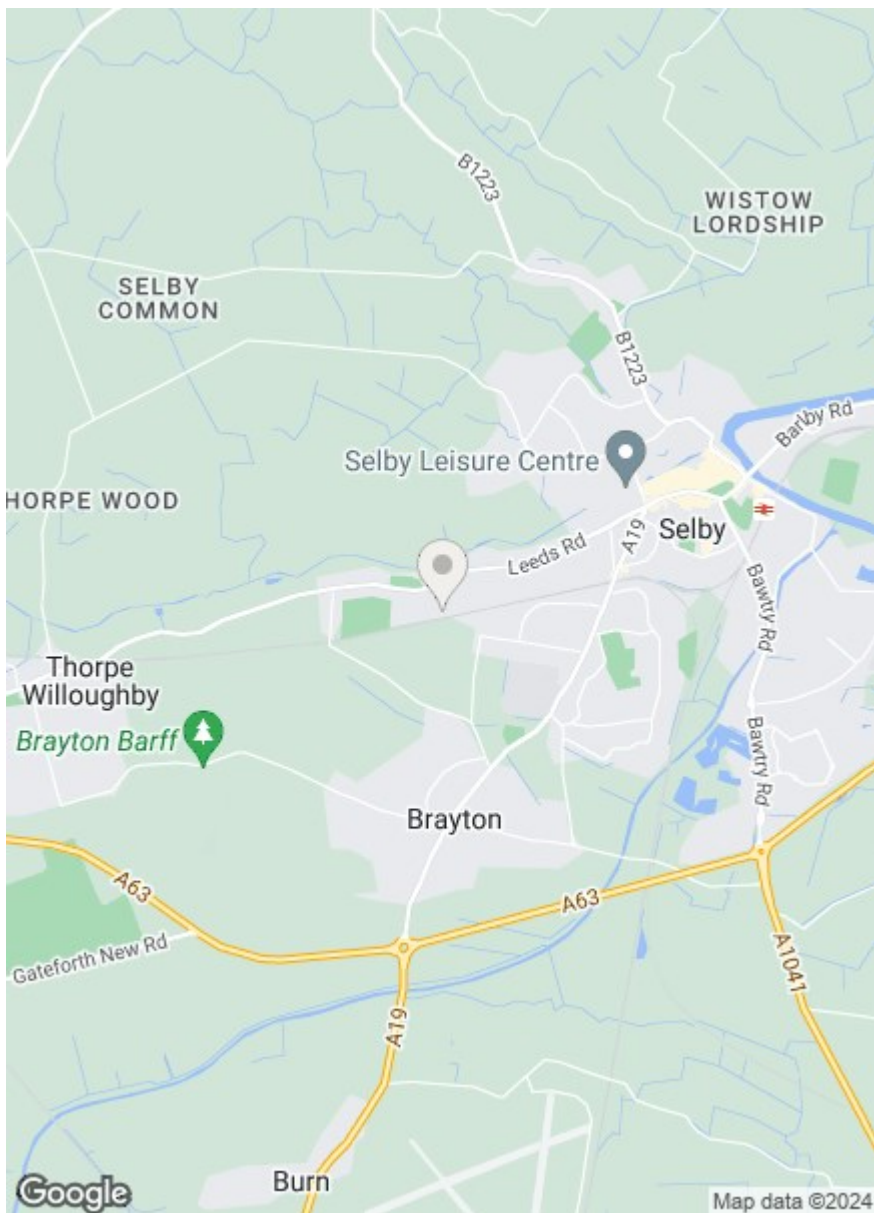








# Park Row



## DIRECTIONS

Leave the Selby office and head towards Gowthorpe and Selby High School, proceed along Leeds Road. Turn left onto West Park and then turn right to stay on West Park Turn right again and the destination will be on the left.

## 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

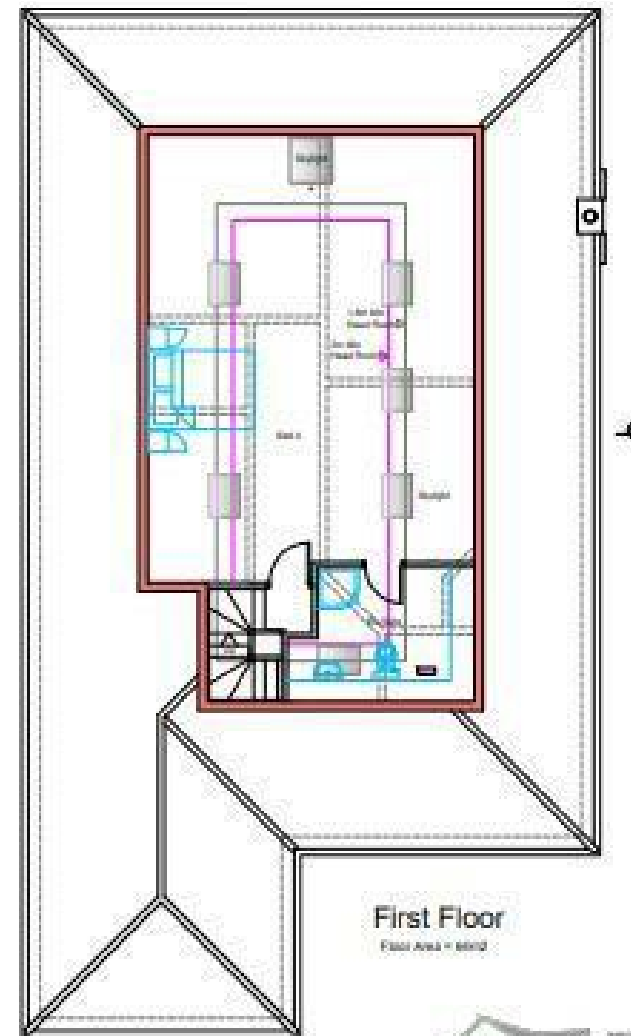
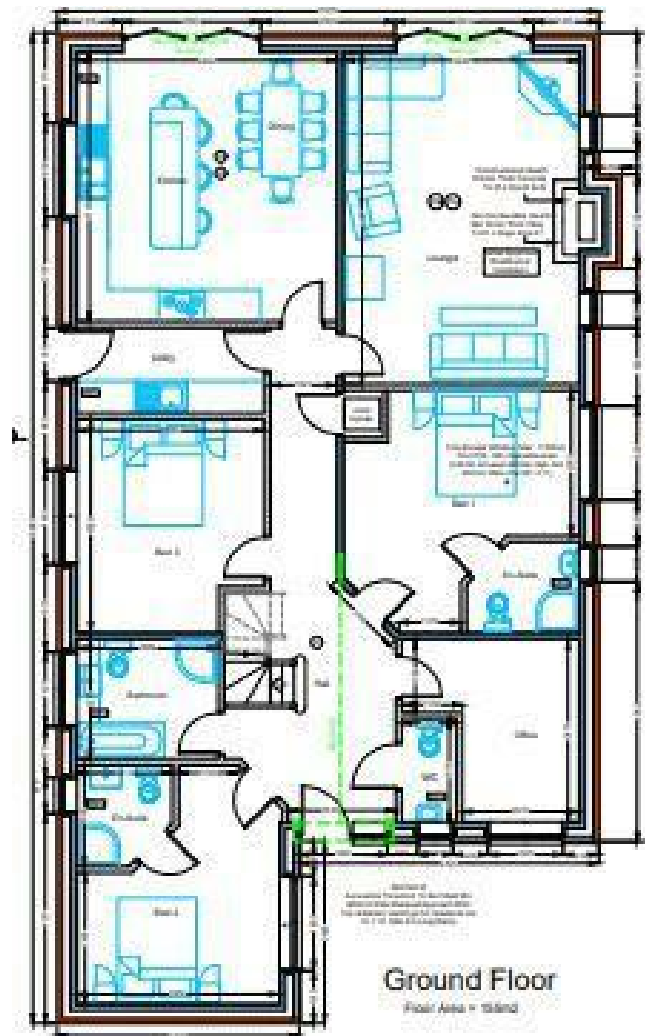
CASTLEFORD - 01977 558480

## 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.





<ul style="list-style-type: none"> <li>Windows</li> <li>Doors</li> <li>External Floor Slabbing</li> <li>Internal Floor Slabbing</li> <li>External Walling</li> <li>External Walling</li> <li>External Walling</li> </ul>	<ul style="list-style-type: none"> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> </ul>	<ul style="list-style-type: none"> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> </ul>	<ul style="list-style-type: none"> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> </ul>	<ul style="list-style-type: none"> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> <li>Internal Walling</li> </ul>
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New Build Certificate (Overlaid)  
 and Historic Building  
 Land to West of  
 SOA Street Park  
 Selby YO8 4JL  
 P Montgomery

T 01757 241124  
 W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
 selby@parkrow.co.uk