

# Park Row



## Chapel House Court, Selby, YO8 4HN

Offers Over £90,000



**\*\* OPEN PLAN LIVING\*\* IDEAL FOR INVESTORS\*\*** Situated in Selby this flat briefly comprises: Hallway, Open Plan Living/Kitchen/Dining Area, two bedrooms and Bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS HOME. RING 7 DAYS A WEEK TO ARRANGE 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

This is a first floor flat accessed by entrance door. Steps leading up to entrance door leading into:

### Entrance Lobby

3'8" x 3'6" (1.11 x 1.07)

UPVC double glazed window to the rear elevation and stairs leading up to:

## FIRST FLOOR ACCOMMODATION

### Hallway

UPVC double glazed windows to the front and rear elevation. Electric storage heater, storage cupboard housing the hot water cylinder and having plumbing for washing machine and doors leading off.

### Open Plan Living/Kitchen/Dining Area

16'7" x 13'3" max (5.06 x 4.03 max)



UPVC double glazed window to the front elevation. Electric storage heater and telephone, TV and sky point. The Kitchen area comprises: Range of timber effect base and wall units with brushed chrome 'T' bar handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into a marble effect laminate work surface with tiled splashback. Integrated appliances include: brushed steel and glass electric oven and brushed steel four ring hob with brushed steel electric extractor fan over benefitting from downlighting. UPVC double glazed window to the front elevation and tiled flooring.



### Bedroom One

17'1" x 8'8" max (5.21 x 2.63 max)



UPVC double glazed window to the side elevation and front elevation. Wall mounted electric heater and telephone point. Storage cupboard (1.71 x 1.14) with lighting.

## Bedroom Two

13'2" x 7'10" max (4.02 x 2.40 max)



Wall mounted electric heater.

## Bathroom

6'6" x 6'8" max (1.97 x 2.03 max)



White panelled bath with chrome mixer tap over and further 'Triton' white and chrome electric shower over. The shower area is tiled to ceiling height. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into a white vanity unit with chrome handles. Behind the suite is tiled to mid height. UPVC double glazed frosted window to the rear elevation. Wall mounted chrome electric towel rail, electric extractor fan and tiled flooring.

## Exterior



One allocated tarmacked parking space for this property.

## DIRECTIONS

Chapel House Court, Brook Street is located just through the traffic lights at the Gowthorpe Junction within Selby Town centre. Continue along from Gowthorpe through the traffic lights in the direction of Doncaster. The developments is situated on the right hand side and can clearly be identified by our Park Row Properties 'For Sale' board.

## COUNCIL AND TAX BANDING

Local Authority: Selby District Council  
Tax Banding: A

## TENURE


Leasehold  
Lease term for 99 years from October 2014.  
Ground Rent: £250 per annum  
Service Charge: £217.10 quarterly

## 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 :

Monday to Thursday - 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


KIPPAX - 0113 8160111

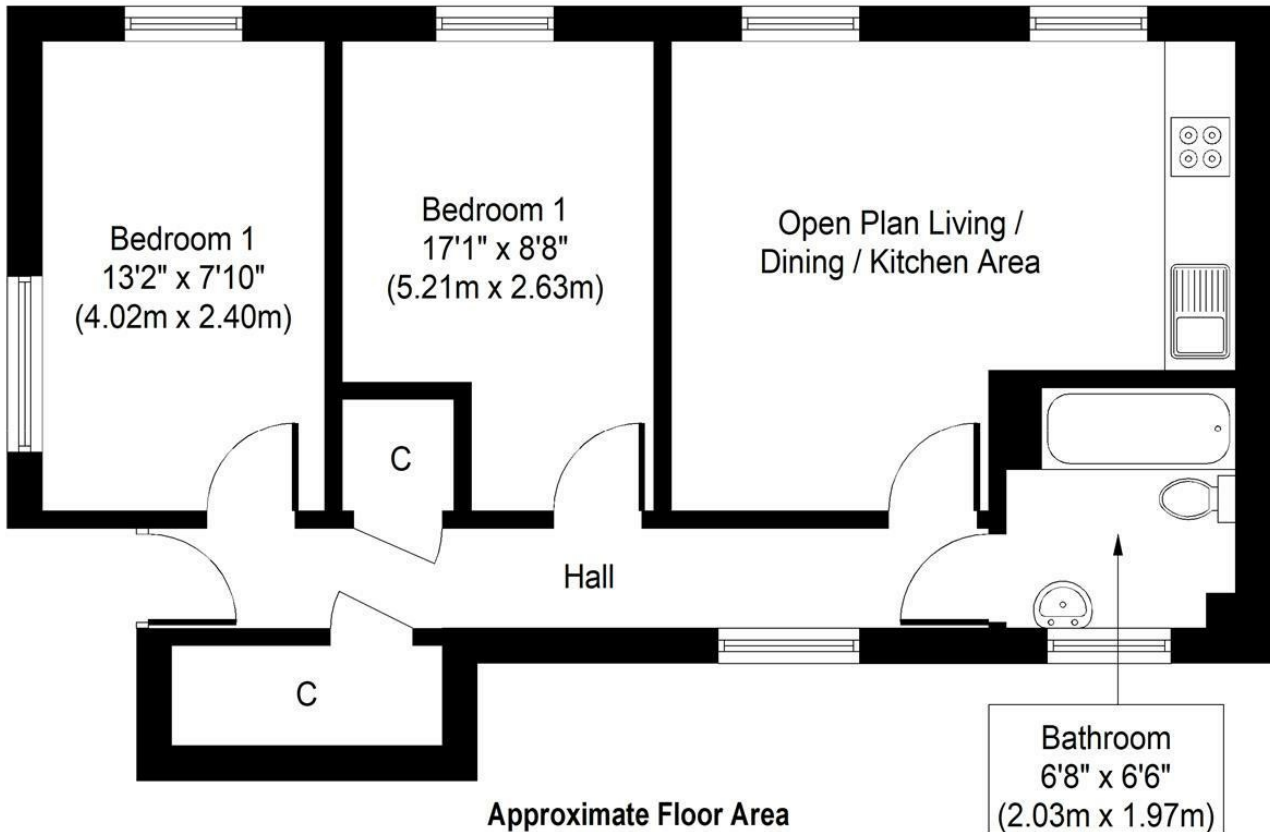
CASTLEFORD - 01977 558480

### **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.





**Approximate Floor Area**  
**535 Sq. ft.**  
**(49.7 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. 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> 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	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	78 79		66 66
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC