

# Park Row



## Pond View, Selby, YO8 8GF

Offers Over £190,000



**\*\* IDEAL FOR FIRST TIME BUYERS \*\* CLOSE TO SCHOOLS AND AMENITIES \*\*** Situated on the popular Staynor Hall development in Selby, this property briefly comprises: Living Kitchen Area and Ground Floor w.c. To the First Floor are two bedrooms and Bathroom and to the Second Floor is a further bedroom. Externally, the property has an off street parking space and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



## GROUND FLOOR ACCOMMODATION

### Entrance

Panel effect composite door with top section having two double glazed frosted panels to the front elevation leading into:

### Hall

5'4" x 5'0" (1.64m x 1.54m)

Central heating radiator and wood effect flooring. Stairs leading to First Floor accommodation and door leading into:

### Living/Kitchen Area

22'10" x 12'1" (6.97m x 3.70m)



four ring gas hob with electric extractor fan over benefitting from downlighting. Plumbing for washing machine. 'Ideal Logic' central heating boiler. UPVC double glazed window to the front elevation. Wood effect flooring and under stairs storage.

### Living Area



The Living Area comprises: UPVC double glazed French style doors to the rear elevation, wood effect flooring, central heating radiators and television point. Door leading into:

### Ground Floor w.c

4'11" x 2'9" (1.50m x 0.85m)

### Kitchen Area



The Kitchen section comprises: Range of grey base and wall units in a 'shaker style' with brushed chrome 'T bar' handles. Breakfast bar area with brushed chrome legs. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with splashback. Integrated appliances include: electric oven and



White low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over and tiled splashback. Central heating radiator, extractor fan and tiled flooring.

## FIRST FLOOR ACCOMMODATION

## Landing



Balustrade and spindles. Stairs leading to Second Floor Accommodation. Doors leading off.

## Bedroom Three



UPVC double glazed twin windows to the front elevation, central heating radiator and wood effect flooring.

## Bedroom Two

12'2" x 7'10" (3.71m x 2.39m)



UPVC double glazed window to the rear elevation, wood effect flooring and central heating radiator.



## Bathroom

5'11" x 5'6" (1.82m x 1.70m)



White panel bath with storage to the sides and chrome mixer tap over incorporating shower attachment with shower screen. The bath/shower area is tiled to ceiling height. White low flush w.c with chrome fittings and wash hand basin with chrome taps over. The rest of the suite is tiled to mid height. UPVC double glazed frosted window to the side elevation, extractor fan and chrome central heating radiator.

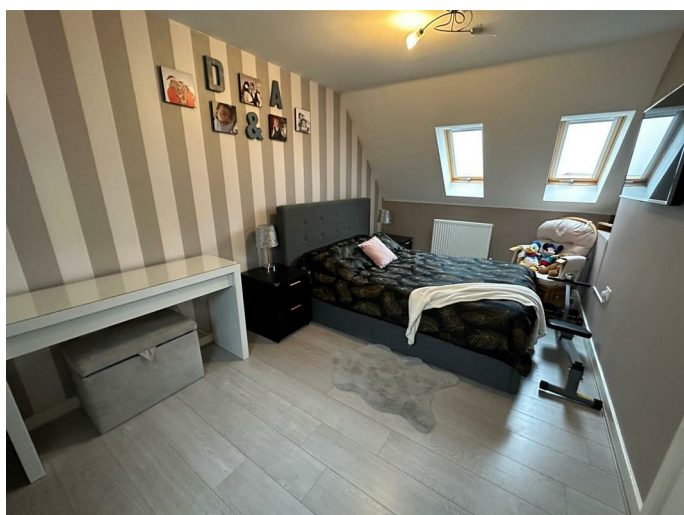
## SECOND FLOOR ACCOMMODATION

### Landing

Storage cupboard and door leading into:

### Bedroom One

16'9" x 9'0" (5.13m x 2.75m)



Twin timber framed double glazed skylight windows to the front elevation and a further to the rear. Central heating radiator and wood effect flooring.

## EXTERIOR- Front

Storm porch and flagged pathway running along the front with crushed slate edging and picket style fence. Off street parking space. Shared flagged pathway running along the side leading to timber pedestrian access gate giving access into:

## Rear



The garden is laid to lawn with timber shelter and flagged patio area. To the bottom of the garden is a raised timber decked patio area. The rear is fully enclosed with timber fence and timber posts.

## Directions

Leave Selby on the A1041 Bawtry Road. Continue straight ahead at the roundabout and take the 1st left onto Hawthorne Road and then take the 1st exit at the roundabout, take the 1st exit and stay on Hawthorn Rd at the next roundabout, take the 3rd exit onto Hemlock Drive then at the roundabout, take the 1st exit and turn left onto Staynor Link. Turn right onto Woodland Glade and then right again onto Pond View. The property can be clearly identified by a Park Row 'For Sale' board.

## 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

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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.

## 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

## UTILITIES, BROADBAND AND MOBILE COVERAGE.

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water:

Broadband:

Superfast (FTTC)

Mobile:

4G

Please note: The Utilities, Broadband and Mobile Coverage 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

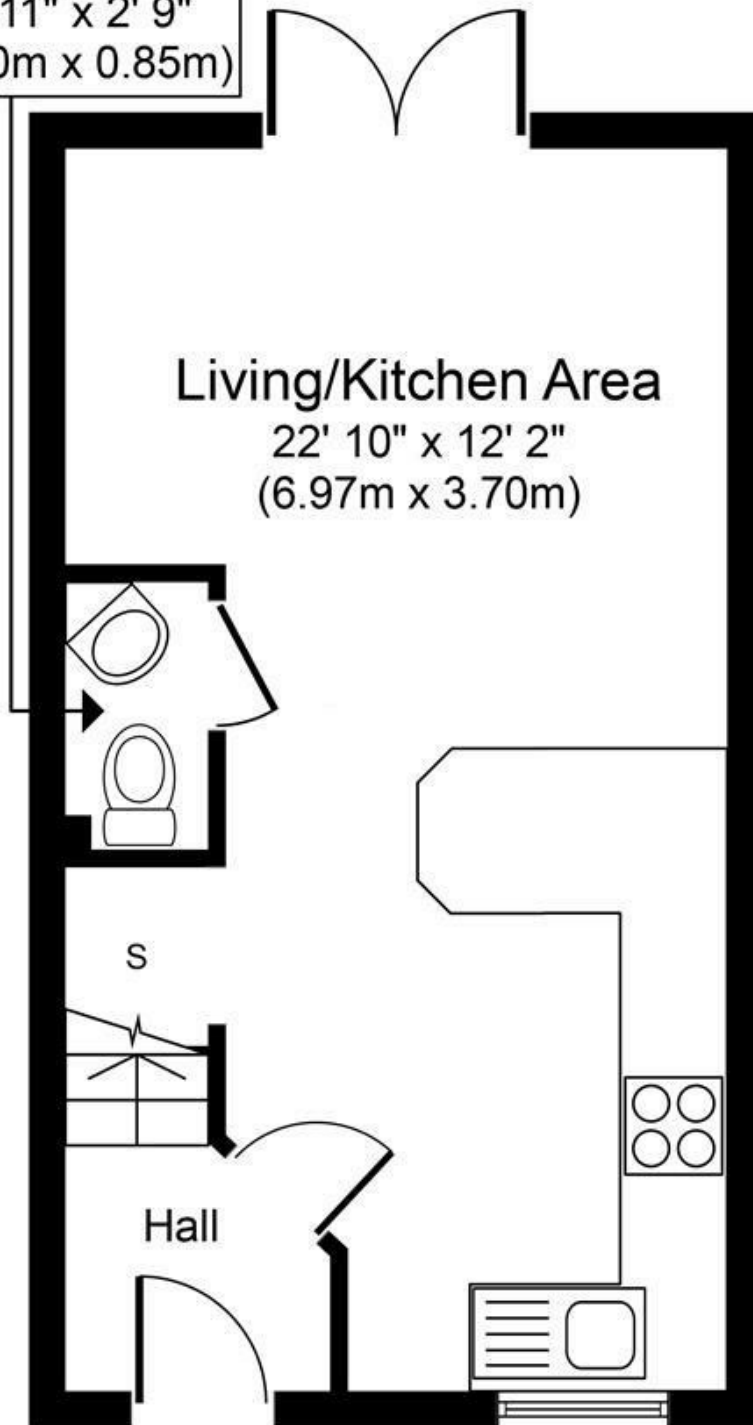
Strictly by appointment with the sole agents.

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.

W.C.  
4' 11" x 2' 9"  
(1.50m x 0.85m)



Living/Kitchen Area  
22' 10" x 12' 2"  
(6.97m x 3.70m)



Ground Floor  
Approximate Floor Area  
279 sq. ft.  
(25.9 sq. m.)

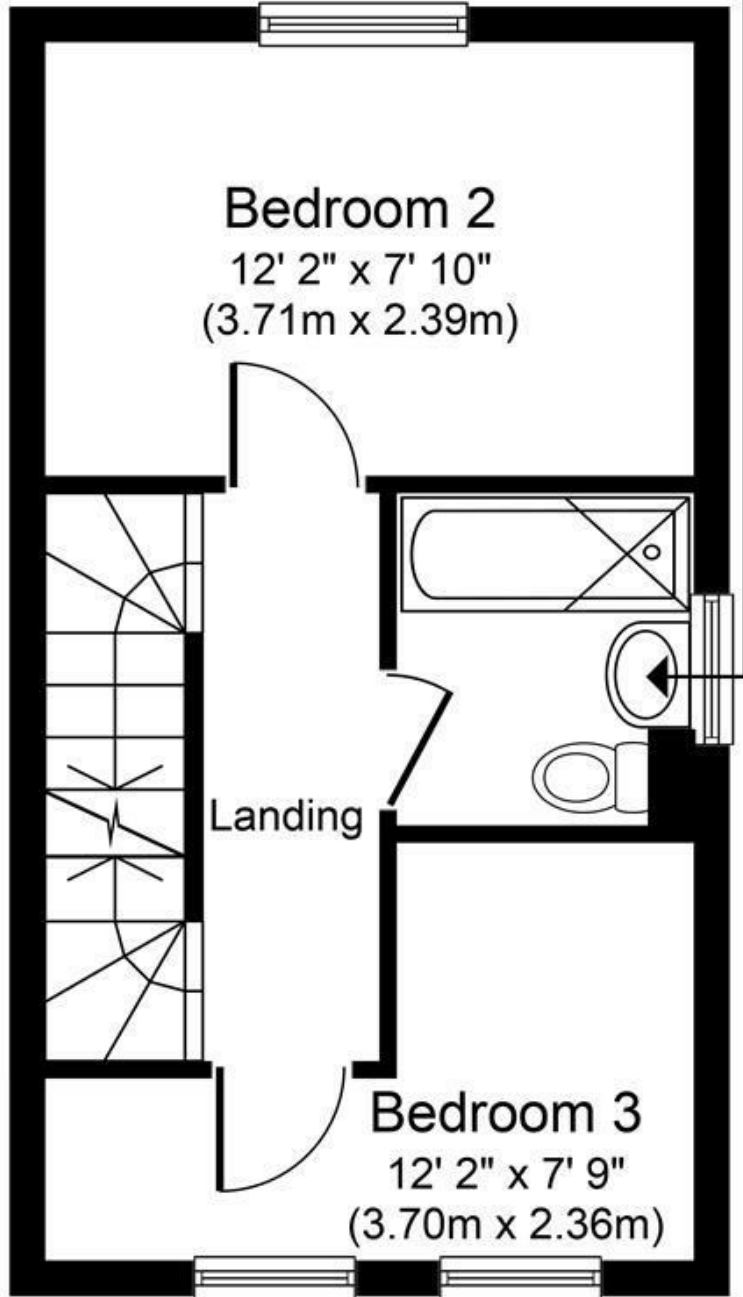
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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**Bathroom**  
6' 0" x 5' 7"  
(1.82m x 1.70m)

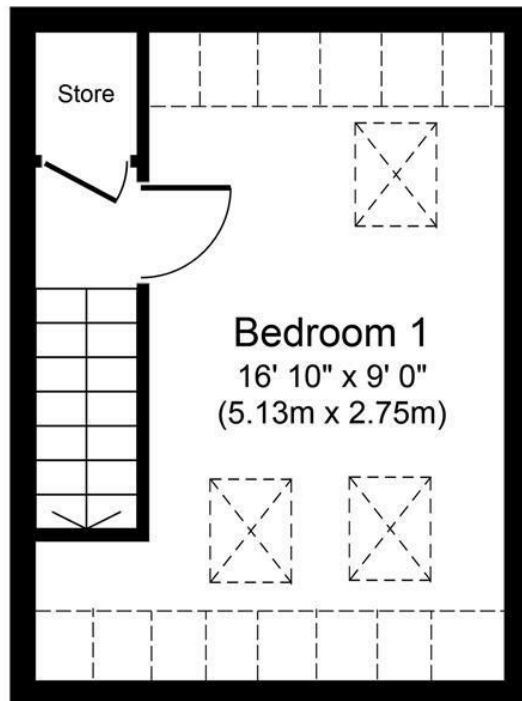
**Bedroom 2**  
12' 2" x 7' 10"  
(3.71m x 2.39m)



**First Floor**  
**Approximate Floor Area**  
278 sq. ft.  
(25.9 sq. m.)

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**Second Floor**  
**Approximate Floor Area**  
**205 sq. ft.**  
**(19.0 sq. m.)**

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