

Park Row



Flaxley Road, Selby, YO8 4DL

Offers Over £170,000



**** NO UPWARD CHAIN ** CLOSE TO TOWN CENTRE **** Situated in Selby, this semi detached property briefly comprises: Hall, Lounge, Kitchen Diner, Rear Hall and Utility/W.C To the First Floor are three bedrooms and Bathroom. Externally, the property has off street parking and an enclosed rear garden. **VIEWING IS 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 two double glazed frosted panels to the front elevation leading into:

Hall

4'2" x 3'10" (1.28m x 1.18m)

Keypad for intruder alarm, central heating radiator and telephone point. Stairs leading to First Floor Accommodation with handrail. Door leading into:

Lounge

16'7" x 11'3" (5.07m x 3.45m)



Feature fire place. UPVC double glazed window to the front elevation, central heating radiator and television point. Door leading into:



Kitchen Diner

13'10" x 11'0" (4.23m x 3.37m)



Range of base and wall units with wood grain effect doors and chrome bowed handles. Single bowl stainless steel sink and drainer with chrome taps over set into marble effect laminate work surface with tiled splashback. Gas and electric cooker point. UPVC double glazed window to the rear elevation. Tiled effect flooring, central heating radiator, extractor fan and door into:



Rear Hall

6'1" x 2'9" (1.87m x 0.84m)

Under stairs storage cupboard housing 'Worcester' boiler. Door into:

Utility/ W.C

6'8" x 5'7" (2.04m x 1.72m)



Granite effect laminate work surface and plumbing for washing machine. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over and tiled splashback. Central heating radiator and tiled effect flooring.

FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed window to the side elevation. Loft access and doors leading off.

Bedroom One

11'3" x 10'0" (3.44m x 3.07m)



UPVC double glazed window to the front elevation, central heating radiator and television point.

Bedroom Two

11'1" x 9'11" (3.39m x 3.04m)



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

Bedroom Three

11'3" x 9'8" (3.45m x 2.95m)



UPVC double glazed window to the front elevation, central heating radiator and television point.

Bathroom

9'8" x 6'10" (2.97m x 2.10m)



White panel bath with chrome taps over and tiled splash back. White low flush w.c with chrome fittings and white pedestal wash basin chrome taps over and tiled splash back. Central heating radiator.

Front



Storm porch and path leading along the front of property and away. Lawned garden with herbaceous borders. Boundaries defined by timber fence, concrete posts and gravel boards to one side. Timber post and hedging. Dropped curb access to off street parking. Decorative wrought iron gates and flagged drive and path leading off.

Side

Path leading from the front along the side of property with outside lamp.

Rear



Path running along the rear of property. Brick built storage and outside tap. Boundaries defined by fencing.



DIRECTIONS

From our Selby office turn left and head towards Gowthorpe. Turn right onto Gowthorpe and turn right at the traffic lights/crossroads onto Scott Road. Continue over the first roundabout, then take the left at the second roundabout onto Flaxley Road. continue on past the CO-OP supermarket and straight over the next roundabout. The property can be clearly identified by a Park Row 'For Sale' board on the right-hand side opposite the primary school.

LOCAL AUTHORITY, TAX BANDING & TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast (FTTP)
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.

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 :

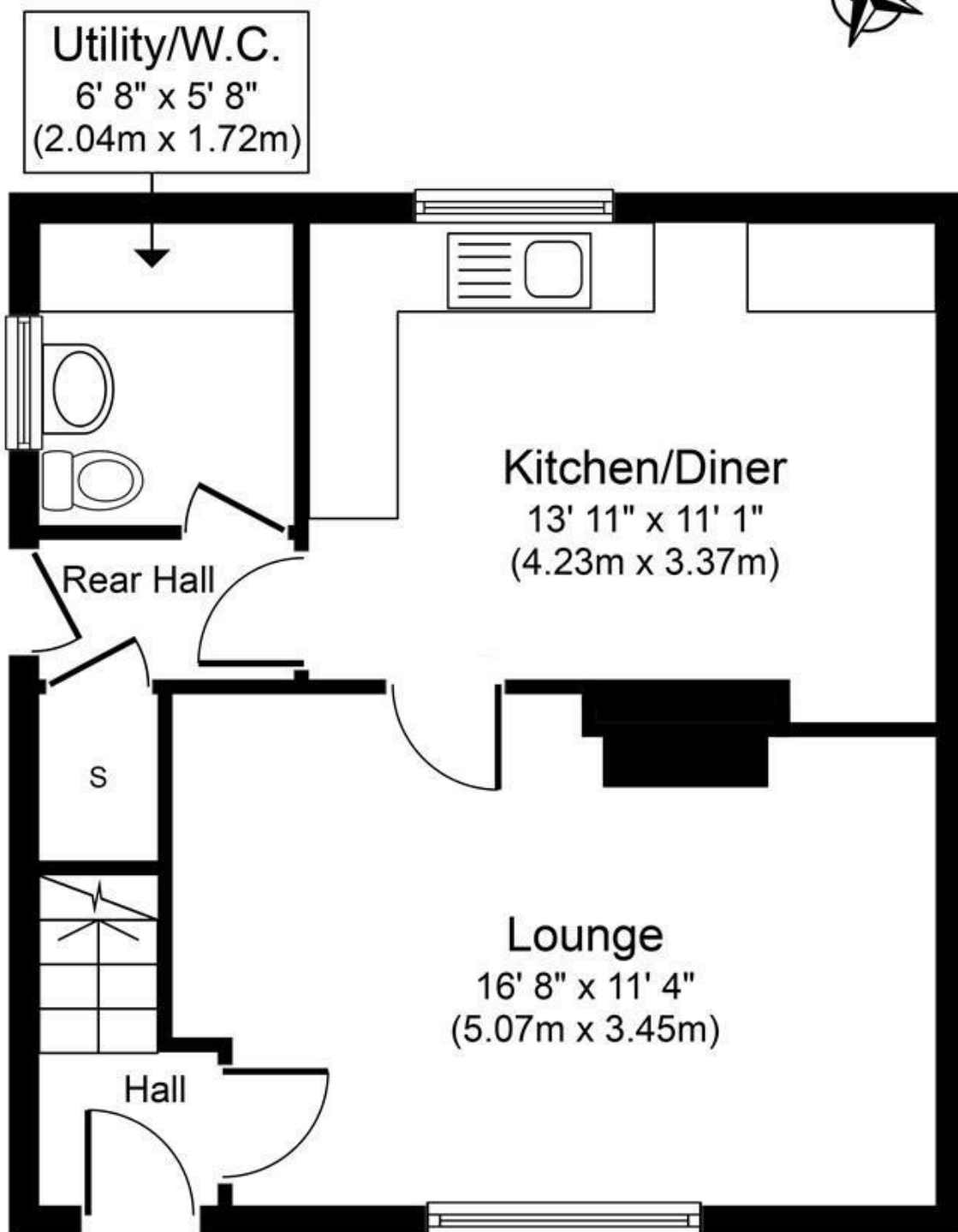
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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

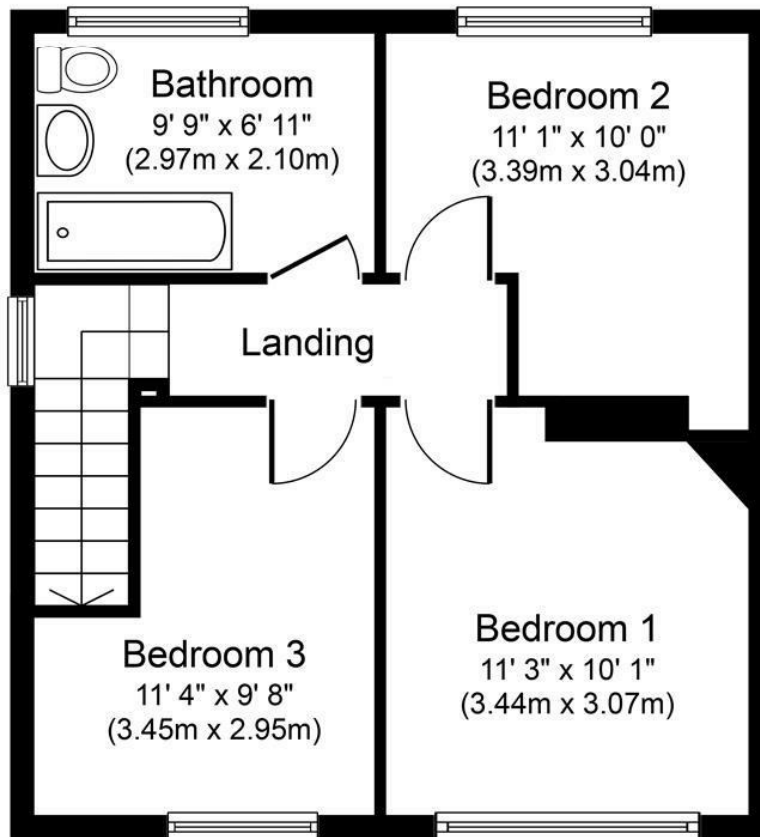
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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



Ground Floor
Approximate Floor Are
432 sq. ft.
(40.1 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.

Copyright V360 Ltd 2024 | www.houseviz.com



First Floor
Approximate Floor Area
432 sq. ft.
(40.1 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.
Copyright V360 Ltd 2024 | www.houseviz.com

T 01757 241124
W www.parkrow.co.uk

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

