

# Park Row



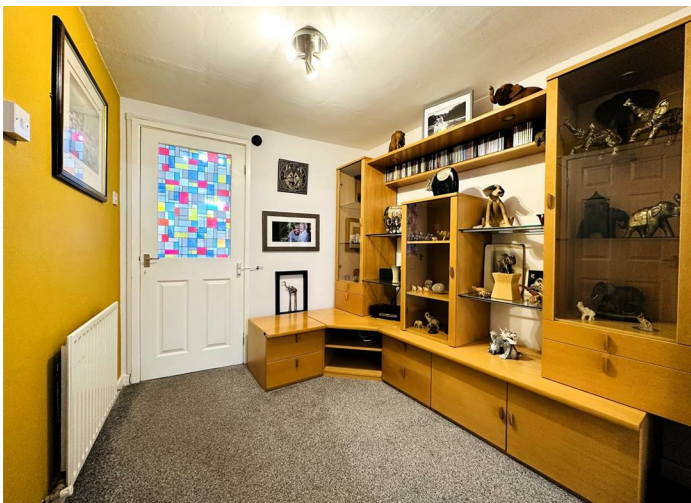
Millgate, Selby, YO8 3JZ

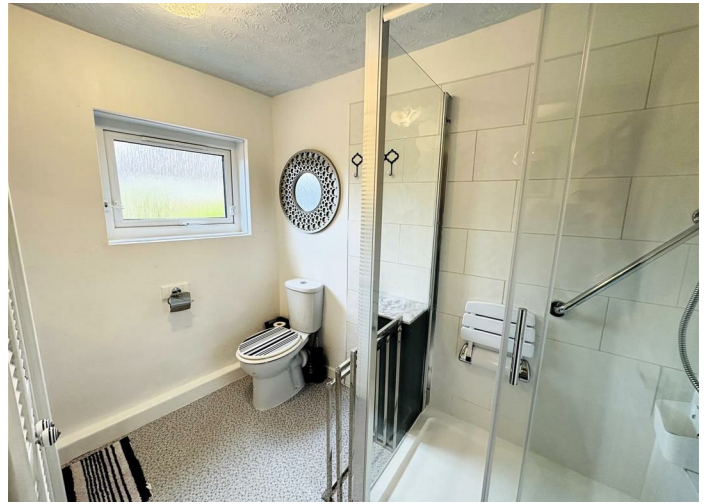
Offers Over £110,000



**\*\* GOOD TRANSPORT LINKS \*\* IDEAL FOR FIRST TIME BUYERS \*\*** Situated within walking distance of Town Centre, amenities, schools and public transport links, this mid-terrace property briefly comprises: Ground Floor w.c, Lounge Diner and Kitchen. To the First Floor is Bedroom and Shower Room. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER.** . CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.







## Property Summary

This delightful mid-terrace house boasts a cosy reception room, perfect for relaxing or entertaining guests. The property is ideal for a first-time buyer, a potential buyer looking to downsize, or as an investment opportunity! The property is situated within walking distance of town centre, bus and train stations and schools. UPVC double glazing and gas central heating throughout.

## GROUND FLOOR ACCOMMODATION

### Ground Floor w.c

5'5" x 2'9" (1.66m x 0.85m)

### Lounge Diner

20'9" x 12'3" (6.34m x 3.75m)

### Kitchen

10'1" x 9'6" (3.08m x 2.90m)

## FIRST FLOOR ACCOMMODATION

### Bedroom

12'3" x 12'0" (3.74m x 3.66m)

### Shower Room

8'2" x 7'3" (2.49m x 2.23m)

## EXTERIOR

### Front

Leading directly out onto public pedestrian footpath.

### Rear

Courtyard area giving access to service lane.

### Directions

Leave our Selby office on Finkle Street. Proceed to the bottom of the street turning left. After the bend, turn left onto Millgate. At the junction, turn right. The property can be clearly identified by our Park Row 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

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

Mobile: Some 5G Coverage

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.

## 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.

## 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

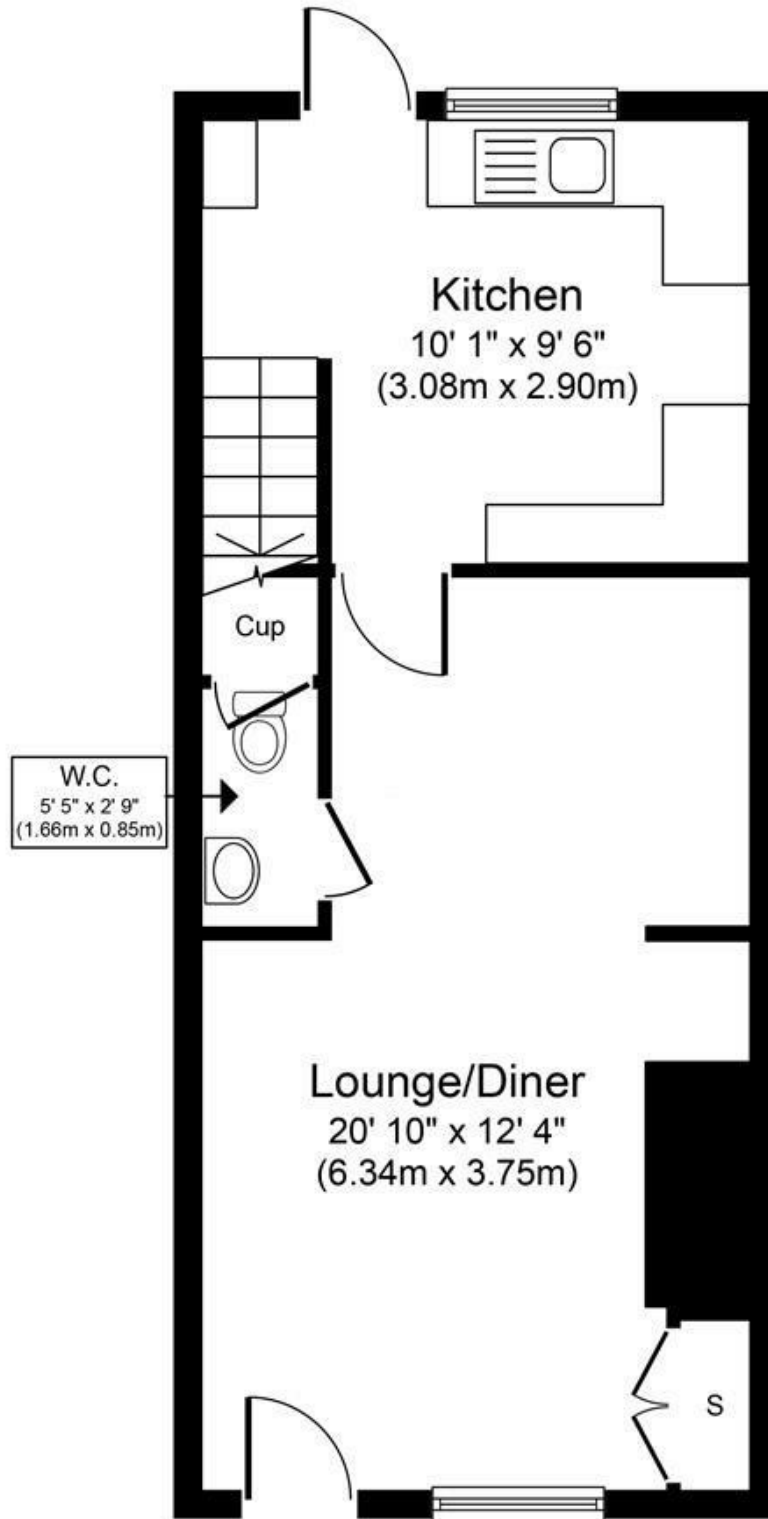
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

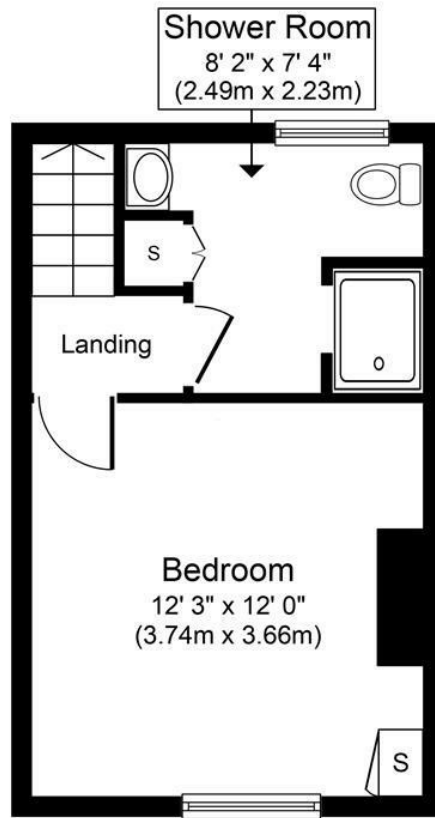




**Ground Floor**  
**Approximate Floor Area**  
**389 sq. ft.**  
**(36.2 sq. m.)**

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**  
**259 sq. ft.**  
**(24.1 sq. m.)**

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