

# Park Row

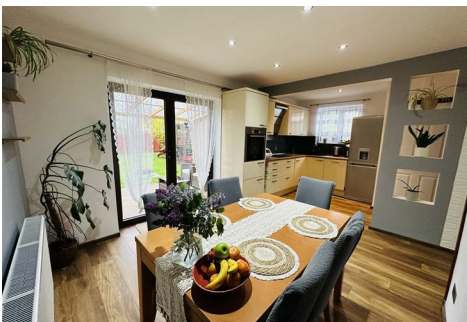


**Abbots Road, Selby, YO8 8AY**

**Offers Over £200,000**



**\*\*SOLAR PANELS\*\*FULLY ENCLOSED FRONT AND REAR GARDENS \*\*OFF-STREET PARKING\*\*** Situated in the market town of Selby, this Semi-Detached family home briefly comprises: Hallway, Ground Floor W.C, Dining Kitchen and Lounge. To the First Floor are three bedrooms and a Shower Room. Externally, the property benefits from gardens to the front and rear, an outside store and off-street parking. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND POTENTIAL OF 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 double glazed panel to the front elevation, leading through into:

### Hallway

12'11" x 5'11" (3.96m x 1.82m)



Stairs leading to the First Floor Accommodation with balustrade, spindles and under stairs storage cupboards, one of these housing plumbing for washing machine. UPVC double glazed frosted window to the side elevation. Wood effect flooring with under floor heating, central heating radiator and aperture leading through into:

### Dining Kitchen

18'4" x 11'10" (5.60m x 3.61m)



Range of cream high-gloss base and wall units. Single bowl black sink and drainer with chrome mixer tap, set into wood block effect laminate worksurface with tiled splashback. Integrated appliances include: 'Bosch' electric oven, four ring ceramic hob and brushed steel electric extractor fan. UPVC double glazed window to the side elevation and uPVC double glazed patio doors to the rear elevation. Wood effect flooring with under floor heating, central heating radiator and aperture leading through into:



### Lounge

14'2" x 11'11" (4.32m x 3.65m)

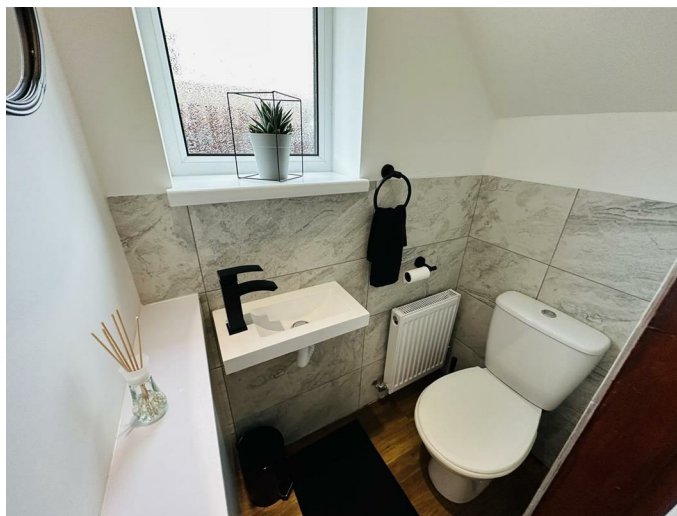


UPVC double glazed bow window to the front elevation. Wood

effect flooring with under floor heating, central heating radiator, television and telephone points.

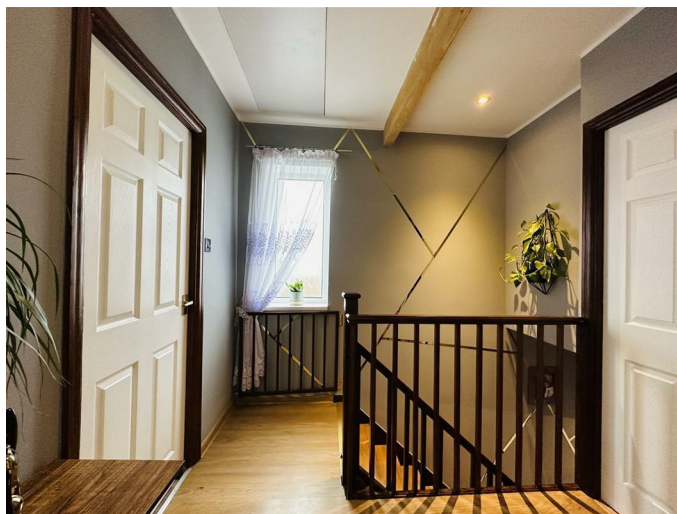


### Ground Floor W.C 4'5" x 2'5" (1.37m x 0.75m)



White low flush w.c with chrome fittings and white wall-mounted wash hand basin with black mixer tap over. UPVC double glazed frosted window to the side elevation. Wall behind the w.c and wash hand basin tiled to mid-height with central heating radiator and wood effect flooring.

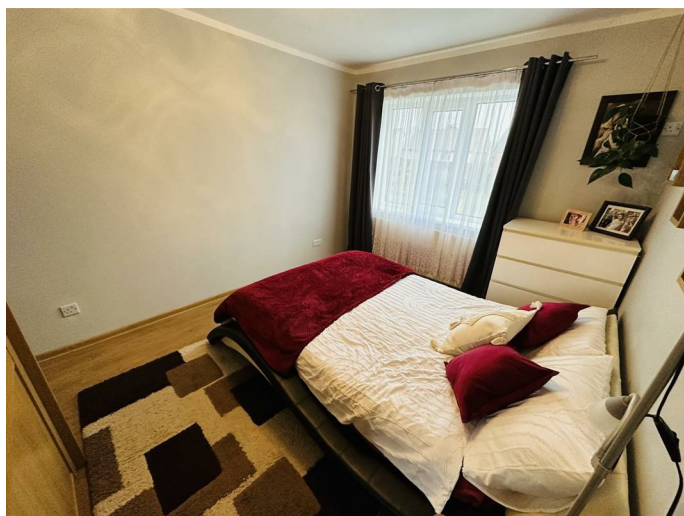
### First Floor Accommodation - Landing



UPVC double glazed window to the side elevation. Loft access and feature beam to ceiling. Further balustrade and spindles. Wood effect flooring and doors leading off.

### Bedroom One

13'9" x 9'10" (4.21m x 3.02m)



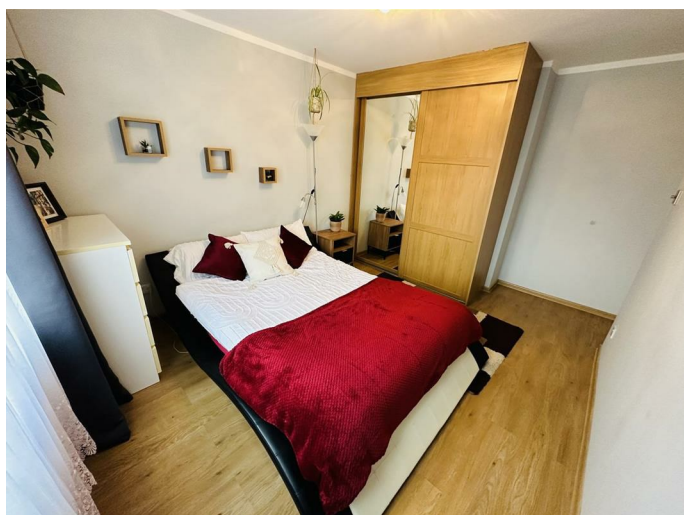
Range of wood effect fitted wardrobes with wood effect and mirrored sliding doors. UPVC double glazed window to the front elevation, wood effect flooring and central heating radiator.

### Bedroom Two

10'10" x 9'11" (3.32m x 3.03m)

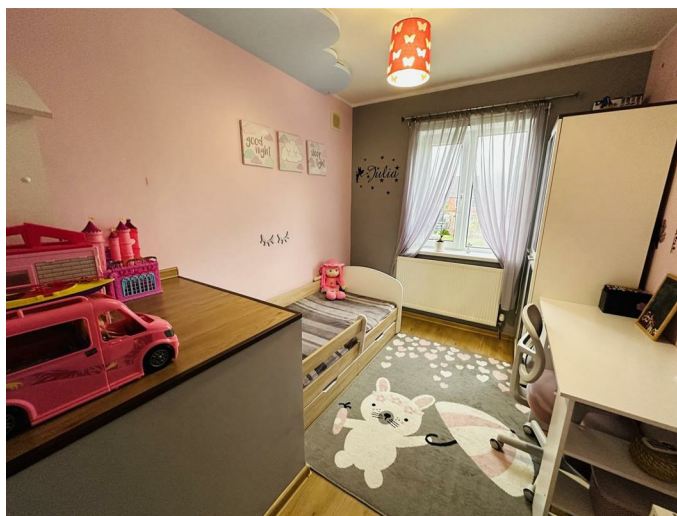


Range of wood effect fitted wardrobes with wood effect and mirrored sliding doors. UPVC double glazed window to the front elevation, wood effect flooring and central heating radiator.



### Bedroom Three

10'10" x 8'2" (max) (3.32m x 2.49m (max))



UPVC double glazed window to the front elevation. Over stairs shelving unit, wood effect flooring and central heating radiator.



### Shower Room

7'1" x 5'5" (2.17m x 1.67m)

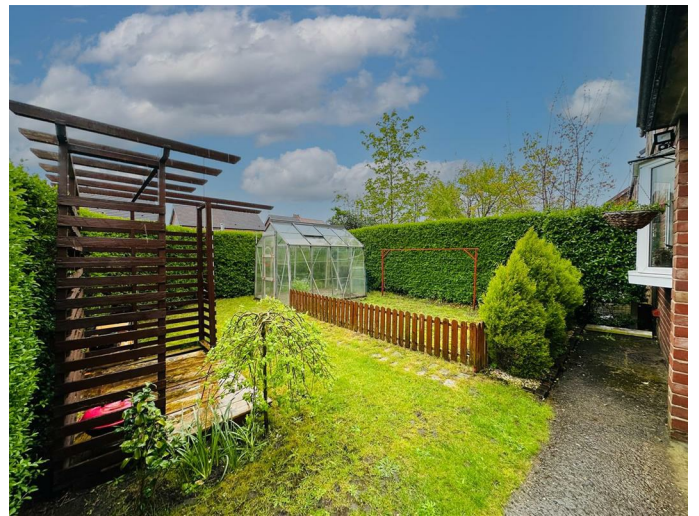


Chrome trimmed corner shower cubicle, housing shower with further fixed shower head over and body jets. White low flush w.c with chrome fittings. White wash hand basin with black mixer tap over, set into white vanity unit. UPVC double glazed frosted window to the rear elevation. The room is tiled on all walls to ceiling height with wood effect flooring, chrome heated towel rail and location of 'Ideal Logic' central heating boiler.

### Exterior - Front



Storm porch with outside light on PIR sensor. Pathway running along the front of the property with laid to lawn garden and growing sections. Timber decked patio area with timber pergola and stepping stone style pathway. The front of the property is fully enclosed with timber fence and hedging. Timber pedestrian access gate leading down the side and into:



## Rear



Timber decked patio area with timber a corrugated shelter over. Timber pedestrian access door, giving access to brick-built store with timber framed, single glazed window. Lawned garden section with pizza oven and smoker. Further flagged driveway to the bottom of garden section with timber pedestrian and vehicular access gate. The rear is fully enclosed with timber fence and hedging.



### Directions

From Selby Town centre take the A1041 Bawtry Road, at the roundabout take the first exit onto Abbots Road. The property can clearly be identified by our Park Row Properties '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: Fibre (FTTP)

Mobile: 5G

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.

## 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.

## 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.

## 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:

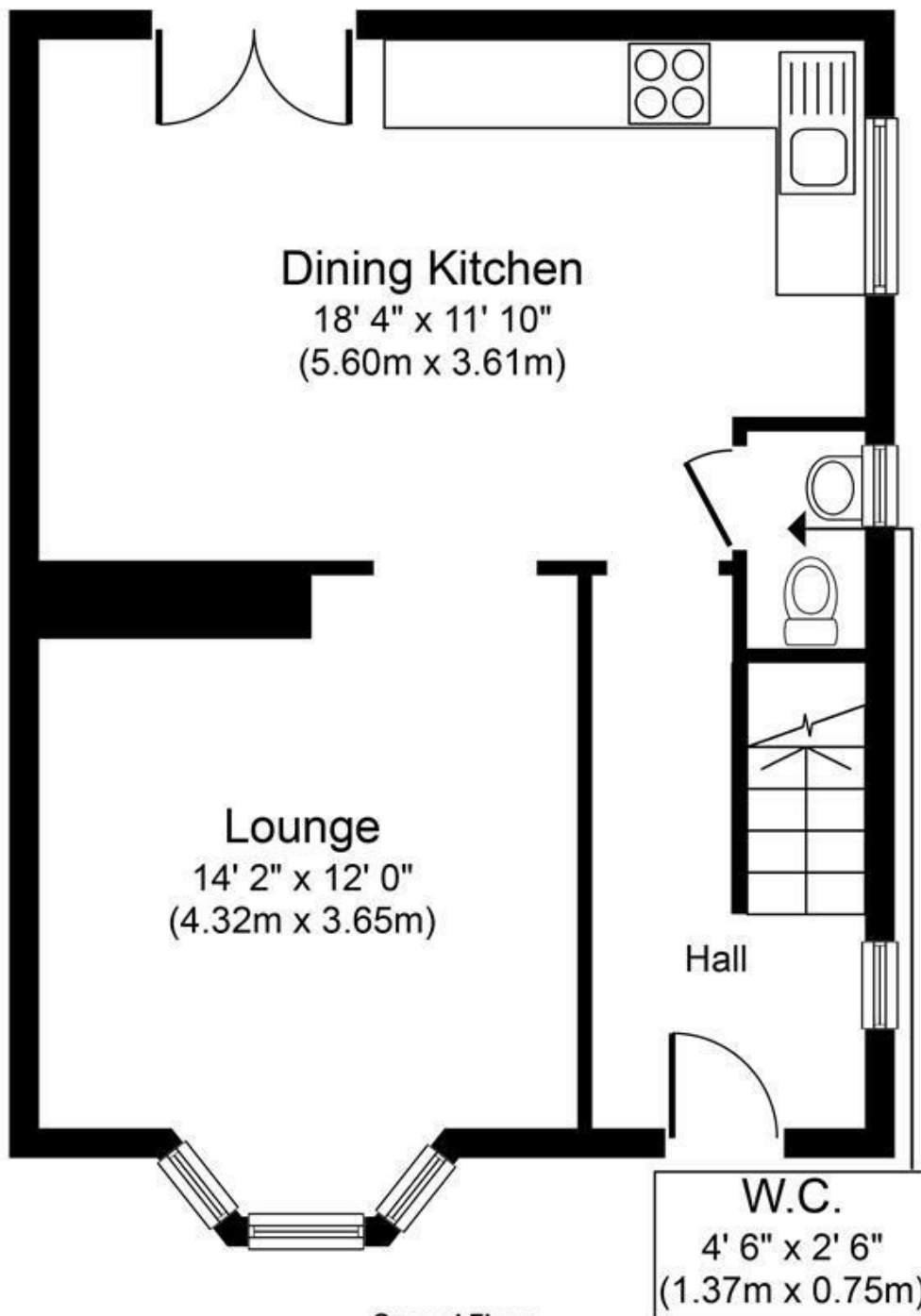
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

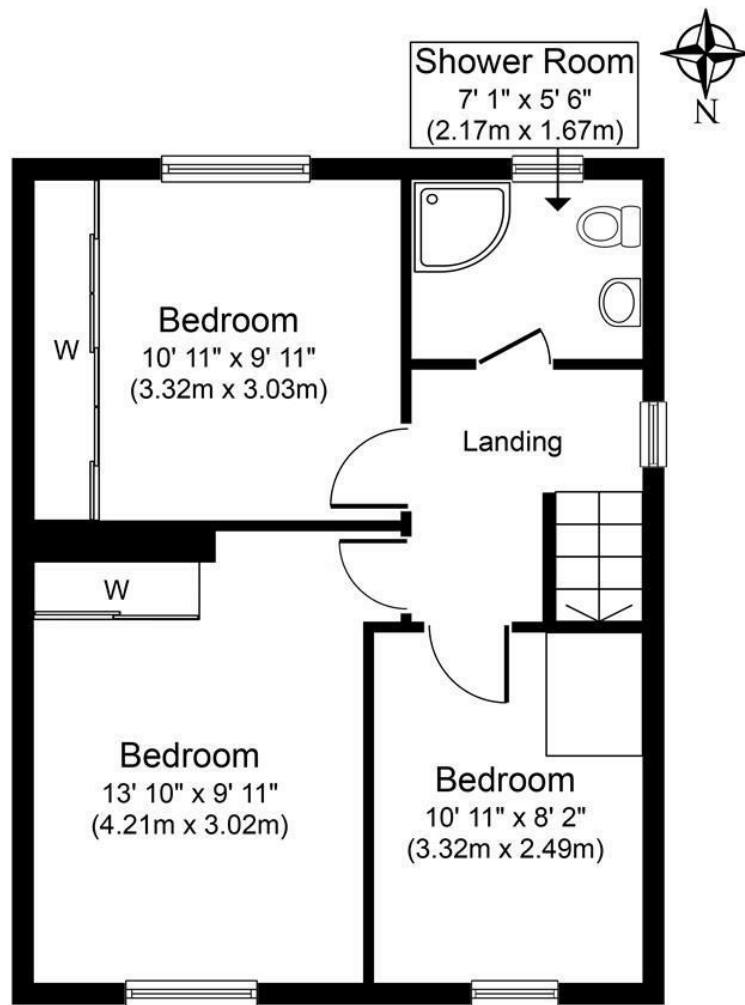


**Ground Floor**  
**Approximate Floor Area**  
**454 sq. ft.**  
**(42.2 sq. m.)**

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  
445 sq. ft.  
(41.3 sq. m.)

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