

# Park Row



**St. Leonards Avenue, Osgodby, Selby, YO8 5HE**

**Offers Over £190,000**



**\*\* VIEWS OVER FIELDS \*\* CLOSE TO COMMUTER LINKS\*\*** Situated in Osgodby, this semi-detached property briefly comprises: Hall, Lounge, Conservatory and Kitchen Diner. To the First Floor: three bedrooms and Bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND SIZE 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 top and bottom sections having double glazed frosted panels to the front elevation leading into:

### Hall

11'9" x 5'7" (3.60m x 1.72m)



Aperture flowing through into storage area. UPVC double glazed frosted window to the side elevation and further uPVC double glazed window to the front elevation. Stairs leading to First Floor accommodation with balustrade and turned spindles. Wood effect flooring, telephone point and central heating radiators. Doors leading off.

### Lounge

16'8" x 12'0" (5.09m x 3.66m)



Coal effect 'Living Flame' gas fire with back boiler set into marble effect back, stone hearth and decorative fire surround. Alcove units to each side. UPVC double glazed window to the front elevation. Television point, central heating radiator and wood effect flooring. Timber framed hardwood double doors leading into:

### Conservatory

12'7" x 8'10" (3.84m x 2.70m)



UPVC double glazed 'French-style' doors to the rear elevation. UPVC double glazed windows to the rear and side elevation with polycarbonate roofing. Central heating radiator.

### Kitchen Diner

16'4" x 9'6" (5.00m x 2.90m)



Range of white fronted base and wall units with pewter twist handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into wood block effect laminate work surface with tiled splashback. Plumbing for washing machine. Electric cooker point with extractor fan over benefiting from downlighting. UPVC door with full length double glazed unit to the rear elevation. UPVC double glazed windows to the rear and side elevations. Tiled flooring and central heating radiator.





## FIRST FLOOR ACCOMMODATION

### Landing



Further balustrade and turned spindles. UPVC double glazed window to the front elevation, loft access and doors leading off.

### Bedroom One 12'1" x 9'6" (3.70m x 2.92m)



UPVC double glazed window to the rear elevation giving views over fields. Range of fitted wardrobes with mirrored and timber effect sliding doors. Contemporary wall mounted central heating radiator and wood effect flooring.





## Bedroom Two

9'6" x 9'6" (2.92m x 2.92m)



UPVC double glazed window to the rear elevation. Cupboard housing hot water cylinder, wood effect flooring and central heating radiator.

## Bedroom Three

6'11" x 5'8" (2.11m x 1.74m)



UPVC double glazed window to the front elevation, timber wall units, central heating radiator and wood effect flooring.

## Bathroom

5'8" x 5'6" (1.74m x 1.70m)



Bath with chrome taps and shower over. White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over set into vanity unit. UPVC double glazed frosted window to the front elevation. The room is tiled on all walls to ceiling height with wood effect flooring. Central heating radiator.

## EXTERIOR

### Front



Pathway running along the front of the property and merging into concrete driveway. Further decorative stone hardstanding with herbaceous borders. The boundaries are defined by brick wall, timber fence, concrete posts and gravel boards. Timber pedestrian access gate giving access to the side of the property with leads to wrought iron pedestrian access gate giving access to the rear.

## Rear



Halogen floodlight on 'PIR' sensor. Flagged patio area running along the rear of the property. the pathway continues to the bottom of the garden. Further flagged patio area, timber pergola and BBQ area. Timber storage units and Summer House. Brick built storage unit with power, lighting and water. The garden itself is enclosed with timber fence and concrete posts.

## Directions

Proceed through Selby passing Selby Abbey on the left-hand side. Heading towards York, go straight ahead at the traffic lights over the Toll Bridge. At the roundabout, take the second exit A19 and at the following roundabout take the first exit heading towards York. At the next roundabout, take the third exit onto Hull Road/A63. Take the first left onto St. Leonards Avenue and the property can be clearly 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: Ultrafast

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

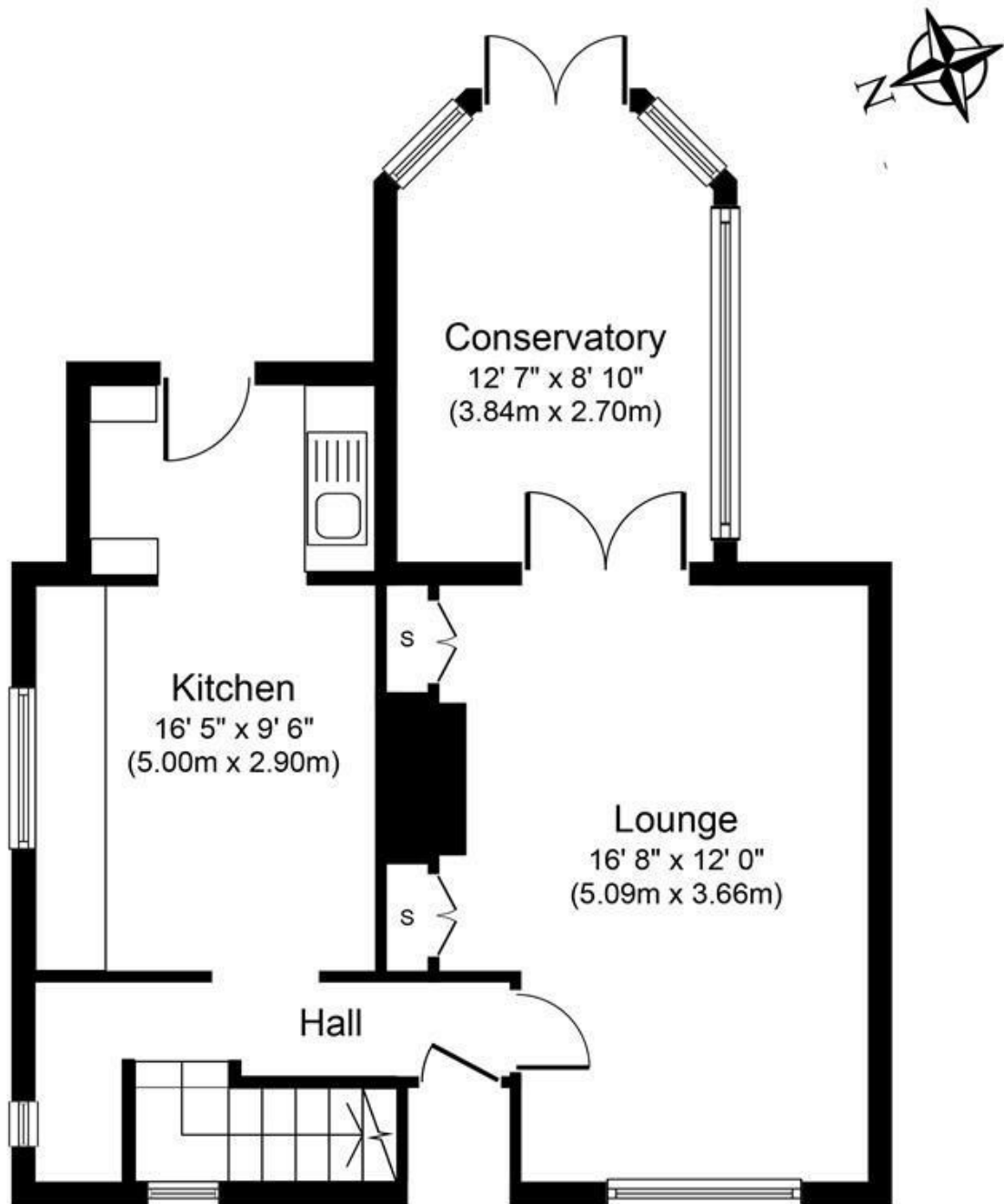
CASTLEFORD - 01977 558480

## 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.

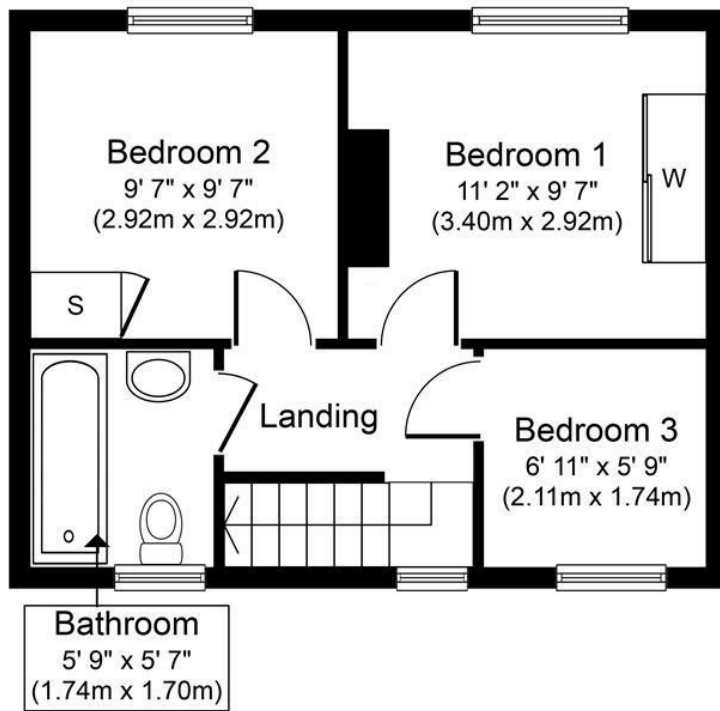




**Ground Floor**  
**Approximate Floor Area**  
**550 sq. ft.**  
**(51.1 sq. m.)**

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.

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**First Floor**  
Approximate Floor Area  
352 sq. ft.  
(32.7 sq. m.)

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