

Park Row



Danescroft, Selby, YO8 9BA

£275,000



****OFF STREET PARKING**CONSERVATORY**** Situated in Selby, this detached home briefly comprises: Hall, Lounge, Kitchen, Dining Room, Conservatory, four Bedrooms, Bathroom and Utility. Externally the property benefits from off street parking and garden to rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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'.**

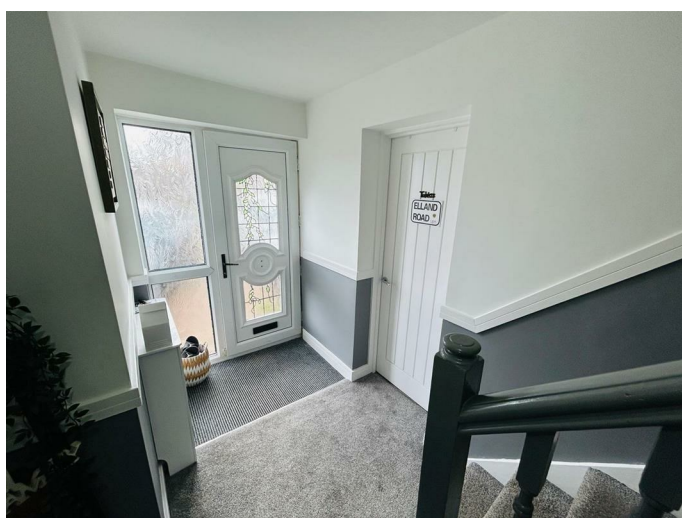


Well presented detached property benefitting from composite external doors and uPVC double glazing throughout. From the hallway, doors lead off into the w.c, Kitchen Diner, Study / Bedroom 4 and the Lounge which opens into the Conservatory. The Kitchen Diner can also be accessed from the Lounge. Integrated appliances for the kitchen include; dishwasher, double oven and five ring gas hob. To the First Floor are Three Bedrooms, Storage, Utility and Bathroom with bath, overhead shower, sink and toilet. Externally, the property has off street parking to the front and an enclosed rear garden which is predominately laid to lawn with timber decking.

Ground Floor Accommodation

Entrance

Hallway

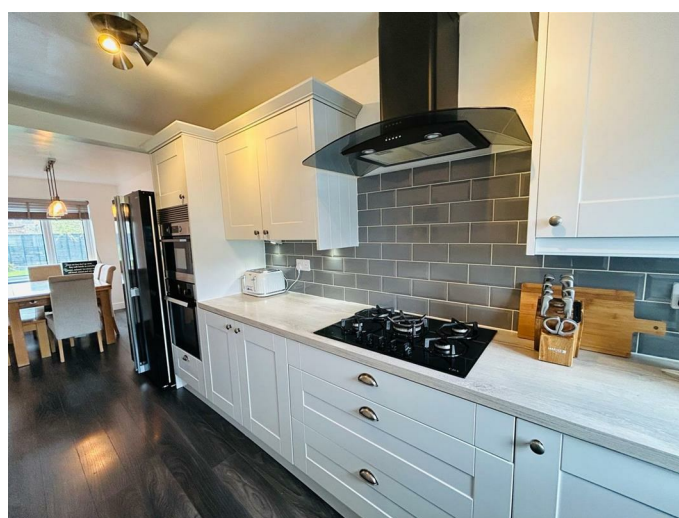


Ground Floor w.c



Kitchen Diner

25'6" x 7'6" (7.78m x 2.29m)





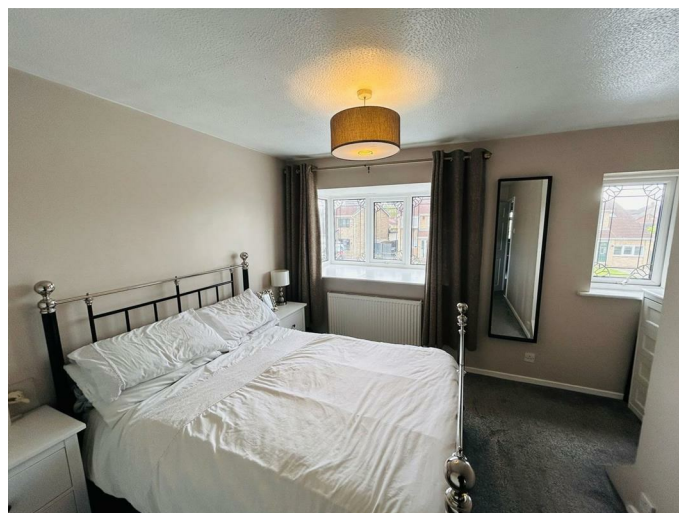
Lounge
14'4" x 12'0" (4.37m x 3.66m)



Conservatory
12'0" x 8'7" (3.68m x 2.62m)



Study / Bedroom Four
14'2" x 7'5" (4.33m x 2.27m)



Bedroom Two
12'2" x 7'5" (3.71m x 2.27m)

First Floor Accommodation

Landing

Bedroom One
13'3" x 12'5" (4.04m x 3.81m)



Bedroom Three

9'11" x 7'8" (3.04m x 2.36m)



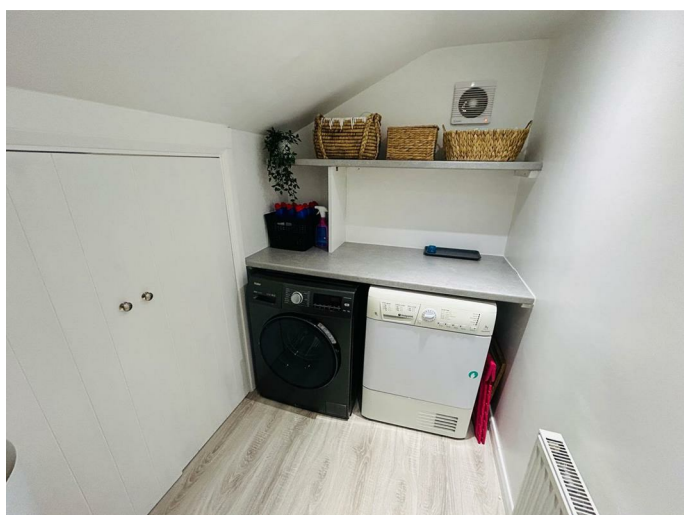
Bathroom

7'3" x 5'1" (2.23m x 1.57m)



Utility

8'1" x 7'4" (2.48m x 2.25m)



Exterior



Directions

From Selby, follow the A19 towards Brayton. Next, take a left onto Baffam Lane and left again onto Baffam Gardens. Finally, take a right onto Danescroft where 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: 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast (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.

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

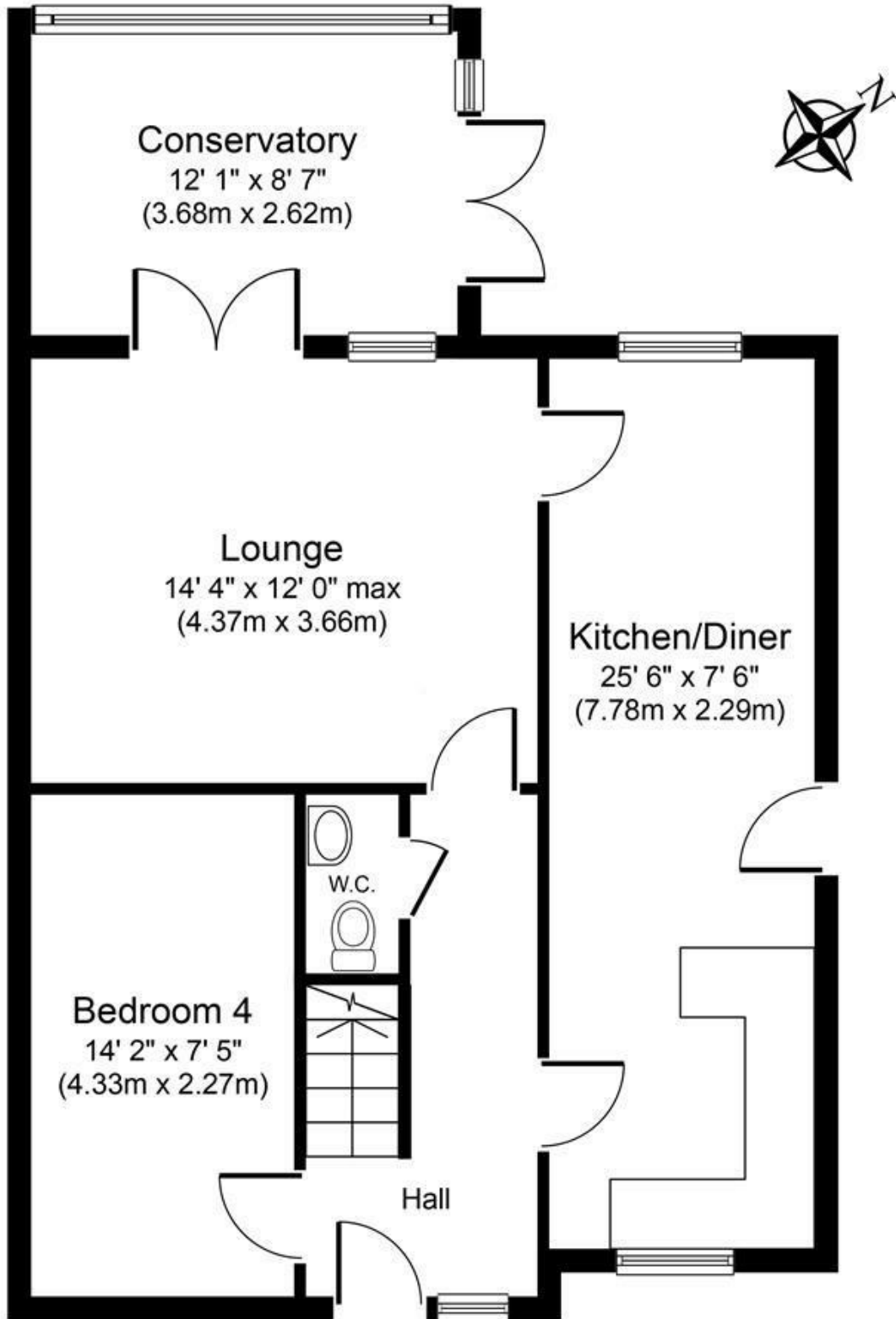
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

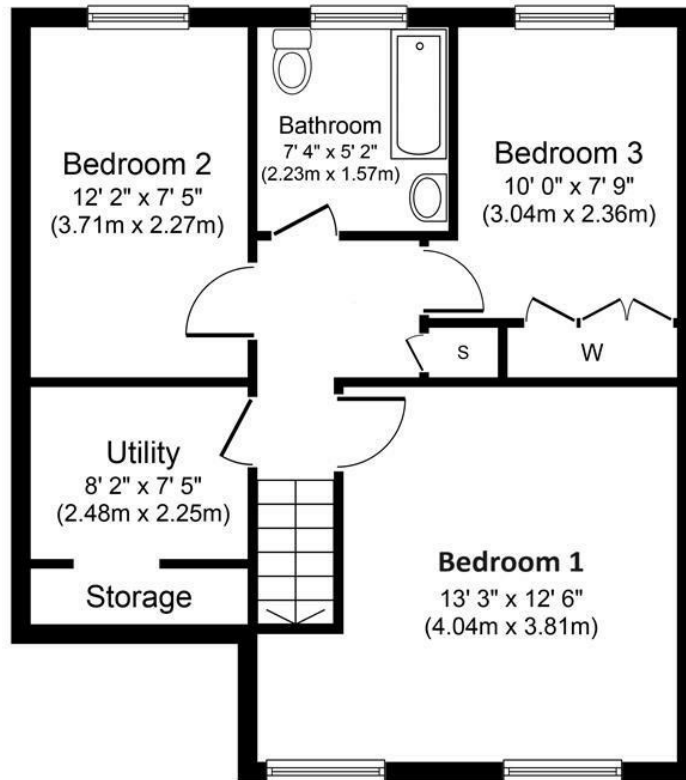
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
690 sq. ft.
(64.1 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
522 sq. ft.
(48.5 sq. m.)

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| 92-100 A | | | 92-100 A | | |
| 81-91 B | | | 81-91 B | | |
| 69-80 C | | | 69-80 C | | |
| 55-68 D | | | 55-68 D | | |
| 39-54 E | | | 39-54 E | | |
| 21-38 F | | | 21-38 F | | |
| 1-20 G | | | 1-20 G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |