

Park Row



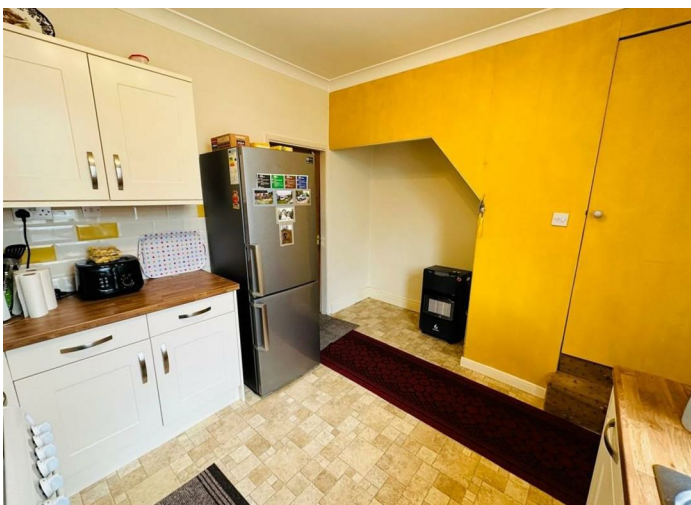
Buller Street, Selby, YO8 4BT

Offers Over £120,000



****CLOSE TO SCHOOLS**SOUTH-WEST FACING REAR GARDEN**** Situated in Selby, this mid-terrace property briefly comprises: Lounge, Kitchen, Rear Porch and Bathroom. To the First Floor: two bedrooms. To the Second Floor: further bedroom. **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'.**







Property Overview

This property would make an ideal investment with one reception room and three bedrooms. There is also a low maintenance enclosed rear yard. The property benefits from gas central heating and double glazing throughout.

GROUND FLOOR ACCOMMODATION

Lounge

13'2" x 13'0" (4.02m x 3.97m)

Kitchen

13'1" x 10'2" (4.00m x 3.10m)

Utility

6'3" x 6'2" (1.93 x 1.88m)

Bathroom

6'6" x 6'5" (1.99m x 1.98m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'2" x 13'1" (4.02m x 3.99m)

Bedroom Two

10'3" x 7'10" (3.13m x 2.40m)

SECOND FLOOR ACCOMMODATION

Bedroom Three

12'7" x 12'2" (3.84m x 3.71m)

EXTERNAL

Front

Rear

Directions

From the Selby office head down the market square, then turn left onto Millgate (B1223) follow the road round, go straight across at the mini roundabout and continue on to the next mini roundabout, go straight across again. Take you second right onto Buller Street, the property will be clearly marked by the Park Row Properties For Sale board.

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.

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.

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

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains



Water: Mains/un-metered

Broadband: Fibre (FTTP)

Mobile: 5G

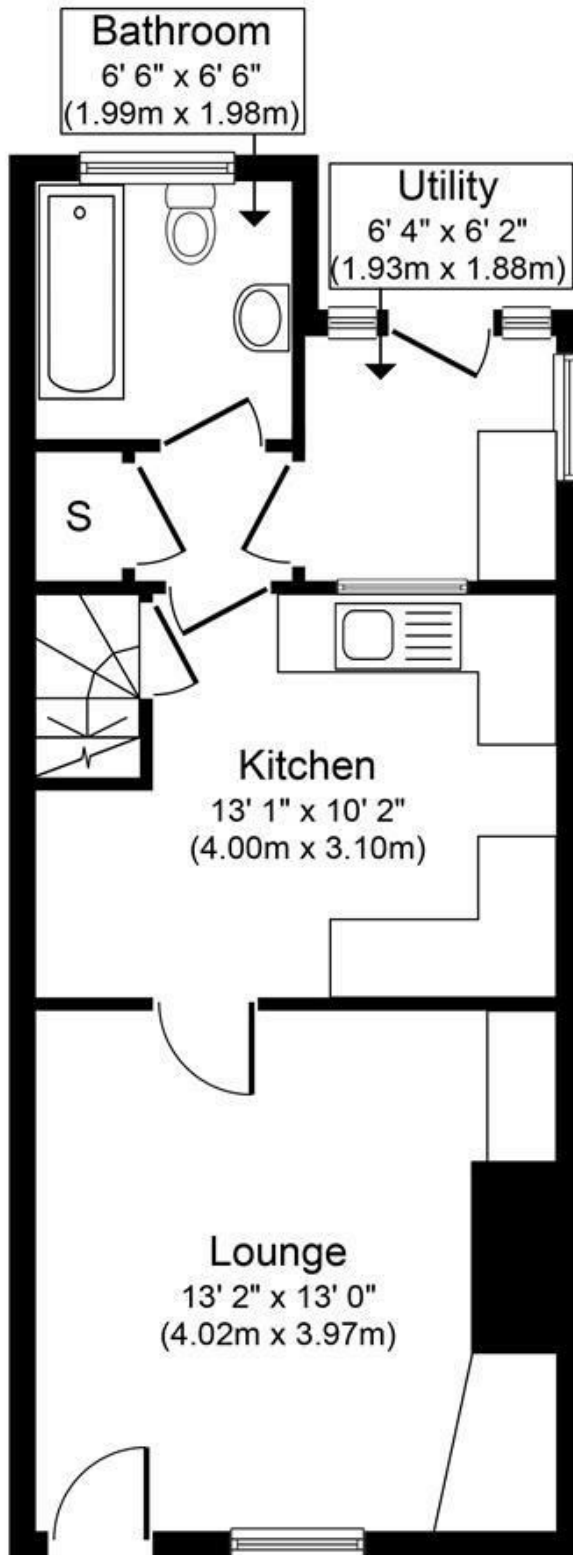
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

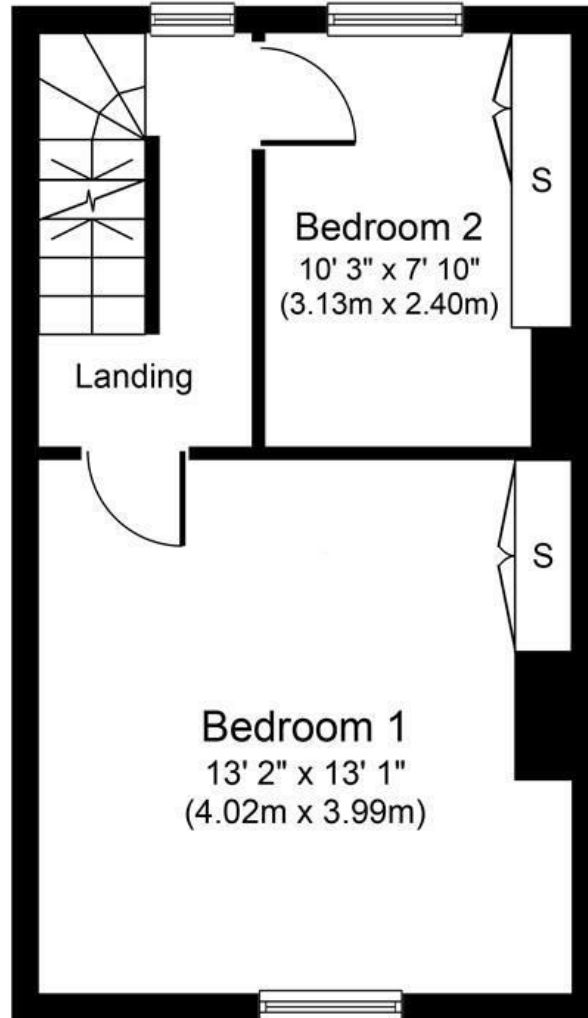




Ground Floor
Approximate Floor Area
421 sq. ft.
(39.1 sq. m.)

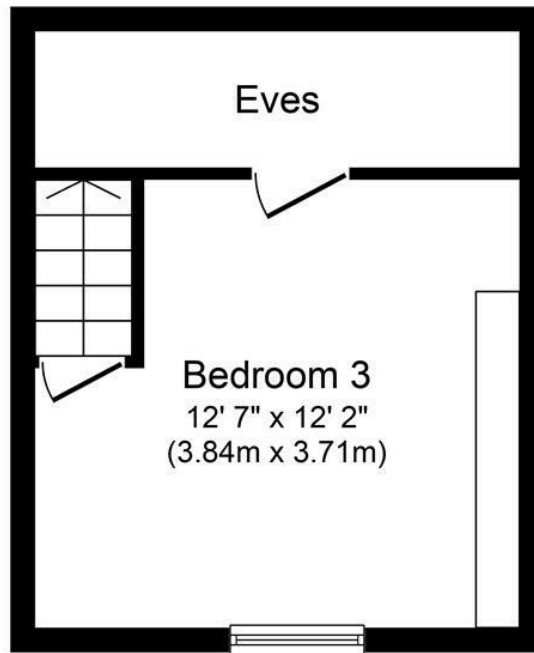
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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
310 sq. ft.
(28.8 sq. m.)

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Second Floor
Approximate Floor Area
301 sq. ft.
(28.0 sq. m.)

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