

Park Row

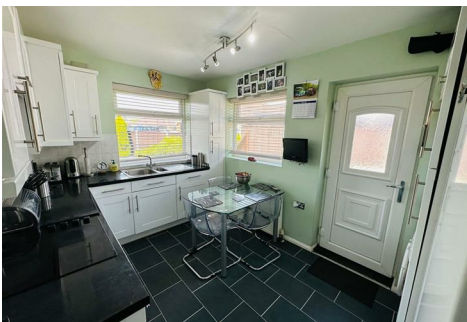


Orchard Way, Selby, YO8 4JE

Offers Over £200,000



**** DOUBLE GARAGE ** CUL-DE-SAC LOCATION **** Situated in Selby, this property briefly comprises: Lounge, Inner Hall, Kitchen, two bedrooms and Bathroom. Externally, the property benefits from ample parking and a double detached garage. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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'.**



ACCOMMODATION

Entrance

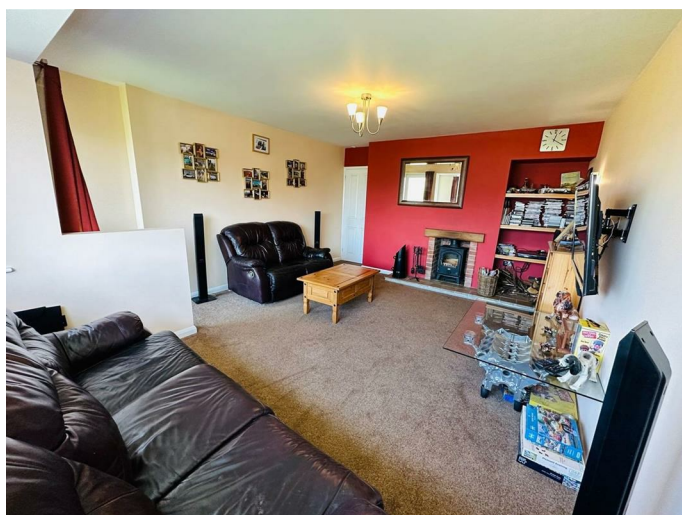
UPVC door with top and bottom section having double glazed frosted panels to the front elevation leading into:

Lounge

17'11" x 13'8" (5.47m x 4.19m)



Multi fuel burner inset to fire place with brick surround, timber mantle and tiled hearth. Alcove shelving unit. UPVC double glazed windows to the front and side elevation, side window having frosted glass. Central heating radiator and television and telephone points. Door leading into:

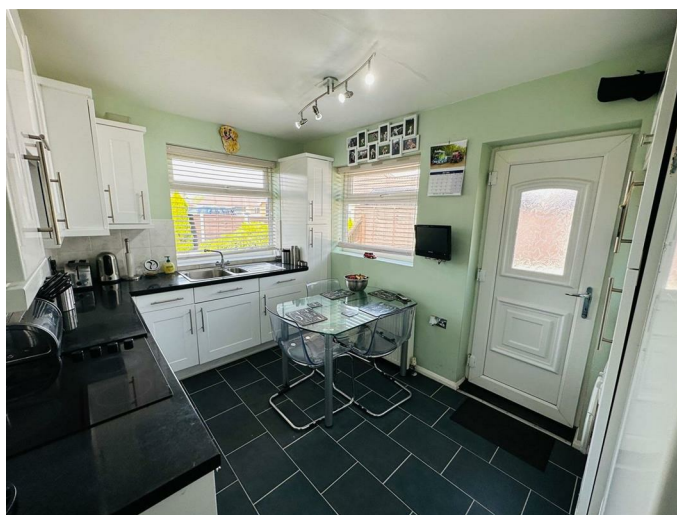


Inner Hall

Wood effect flooring and loft access which is boarded with loft ladder. Doors leading off.

Kitchen Diner

14'9" x 8'6" (4.50m x 2.61m)



Range of white fronted base, wall and larder units with brushed chrome 'T' bar handles. One and a half bowl white stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Integrated 'Bosch' appliances include: double electric oven and four ring ceramic hob with electric extractor fan over benefitting from downlighting. Plumbing for washing machine. UPVC door with top section having double glazed frosted panel to the side elevation and uPVC double glazed windows to the front and side elevations. Television point, central heating radiator and tiled effect flooring.



Bedroom One
12'9" x 9'11" (3.91m x 3.03m)



Built in wardrobe, uPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Two
11'8" x 8'10" (3.58m x 2.71m)



UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom
6'3" x 5'5" (1.92m x 1.66m)



White panel bath with chrome mixer tap over incorporating chrome shower attachment and concertina style shower screen. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over, both set into vanity unit. The room is tiled on all walls to ceiling height and has tiled flooring. UPVC double glazed frosted window to the side elevation and extractor fan.

EXTERIOR- Front



Storm porch and pathway running along the front. The front garden is laid to lawn. Tarmacked driveway leading to double timber vehicular access gates. Beyond the gates is further off street parking for several vehicles. Outside lamp, tap and floodlight on 'PIR' sensor. Double garage with twin 'up and over' doors and having power.



Rear



Decorative pebbled low maintenance patio area.



DIRECTIONS

From Selby Abbey, head North-West along The Crescent and continue onto Gowthorpe/A1238. At the traffic lights, continue on the A1238 onto Leeds Road. Turn left onto The Link and then onto Orchard Way. The property can be clearly identified by a Park Row For Sale board.

TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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 & 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 & 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

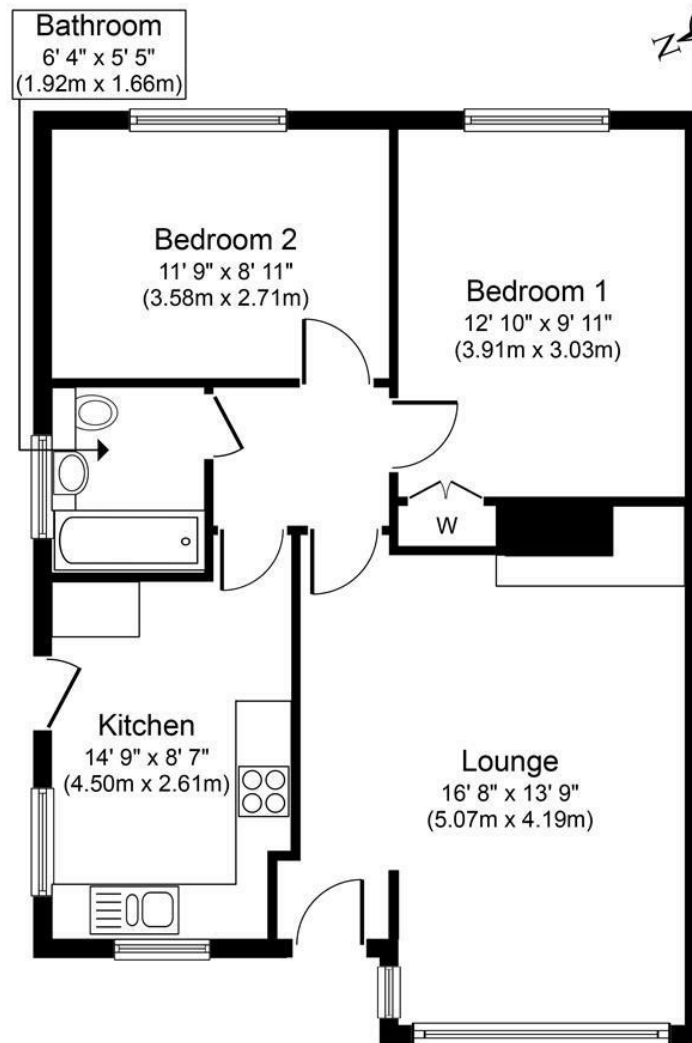
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199
SELBY - 01757 241124
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
687 sq. ft.
(63.8 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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