

Park Row



Leeds Road, Selby, YO8 4JG

Offers Over £500,000



Situated on the desirable and sought after area of Leeds Road, this home offers a perfect blend of spacious living, convenience, and charm. Ideal for families, the home features a Lounge, Sitting Room, a sunlit Conservatory, and a versatile Fifth Bedroom/Games Room on the Ground Floor. With five generously sized bedrooms and two bathrooms, the property ensures ample space and comfort.

Outside, enjoy a large driveway, a beautifully landscaped south-facing garden with established trees and fruit trees, and a convenient Garage. Located within walking distance of Selby High School and Selby town Centre, this home offers easy access to amenities, schools, and public transport. In excellent condition and thoughtfully designed to maximise space and functionality, this property provides the perfect living environment for families.



GROUND FLOOR ACCOMMODATION: Entrance

Composite panel effect door with double glazed frosted panels leading into:

Entrance Hall

15'3" x 11'5" (4.66m x 3.48m)



UPVC double glazed frosted windows to the front elevation. Stairs leading to First Floor Accommodation with handrail, keypad for intruder alarm, central heating radiator, understairs storage cupboard and doors leading off.



Ground Floor w.c

5'6" x 4'11" (1.69m x 1.51m)



White low flush w.c with hidden cistern and chrome controls, white wash hand basin with chrome mixer tap over set into white high gloss vanity unit with granite effect laminate work surface and tiled splashback. UPVC double glazed frosted window to the side elevation, tiled flooring and door leading into:

Utility

7'1" x 6'5" (2.17m x 1.96m)



White laminate work surface with tiled splashback and plumbing for washing machine. The 'Worcester Bosch' gas central heating boiler is located in this room.

Lounge

20'11" x 15'10" (6.39m x 4.85m)

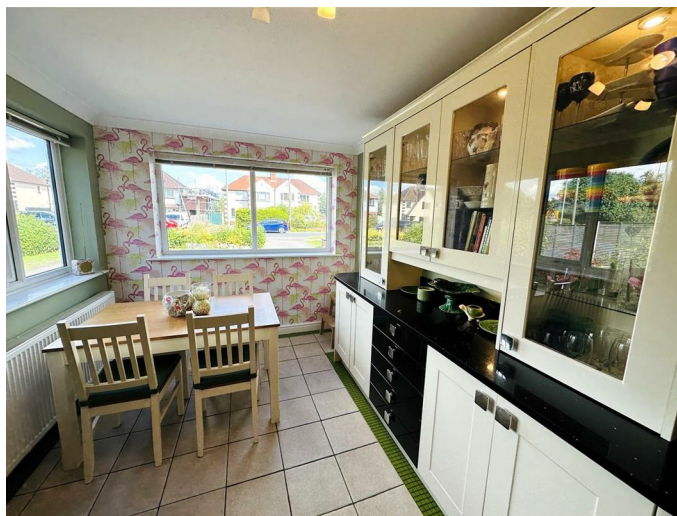


Feature fireplace with granite effect surround and hearth. UPVC double glazed windows to the side and rear elevations. Television and telephone points, central heating radiators and wood effect flooring. Door with single glazed frosted panels to the side, leading into Sitting Room.



Dining Room

15'7" x 9'2" (4.77m x 2.80m)



UPVC double glazed window to both front and side elevations, central heating radiator and tiled flooring. Range of cream fronted base and wall units with chrome handles including glass fronted display wall units with downlighting. Granite work surfaces. Door leading into Games Room/Bedroom Five. Aperture flowing into:

Kitchen

12'11" x 10'4" (3.96m x 3.16m)



Range of cream fronted base and wall units which benefit from underlighting. One and a half bowl sink inset to granite work surface. Integrated appliances include; 'Smeg' electric double oven, four ring ceramic hob with extractor fan over benefitting from downlighting, fridge, freezer, 'Smeg' dishwasher and microwave. Tiled flooring. UPVC with top section having double glazed panel and double glazed window, both to the side elevation.



Games Room/Bedroom Five
15'5" x 8'0" (4.71m x 2.44m)



UPVC double glazed windows to the front and rear elevations.

Sitting Room
10'4" x 10'4" (3.17m x 3.17m)



UPVC double glazed window to the side elevation, central heating radiator and wood effect flooring. 'Bi-fold' timber framed double glazed doors opening into:

Conservatory

10'10" x 10'4" (3.32m x 3.17m)



UPVC double glazed patio door to the side elevation opening onto south-facing patio area. UPVC double glazed units to side and rear elevations and poly-carbonate roof. Central heating radiator and wood effect flooring.

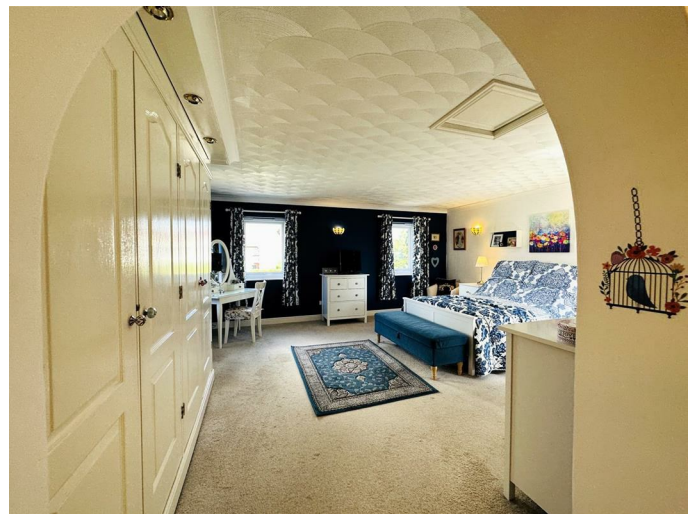
FIRST FLOOR ACCOMMODATION: Landing

UPVC double glazed window to the front elevation, storage cupboard, central heating radiator, loft access and doors leading off.



Master Bedroom

23'3" x 17'11" (7.09m x 5.48m)





UPVC double glazed windows to three aspects; front, rear and side elevations. Range of white fronted fitted wardrobes. Central heating radiator and further loft access. Door leading into:

En-Suite
11'7" x 6'10" (3.54m x 2.09m)



Walk-in shower cubicle with chrome trimmed screen and chrome fixed head shower over. The area is wet-walled to ceiling height. White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over set into vanity unit and tiled splashback. Storage cupboard, heated towel rail and electric extractor fan. UPVC double glazed frosted window to the side elevation.

Bedroom Two
13'1" x 11'11" (3.99m x 3.64m)



Range of fitted wardrobes with woodgrain effect doors and black handles. UPVC double glazed window to the rear elevation giving views over garden, television point and central heating radiator.

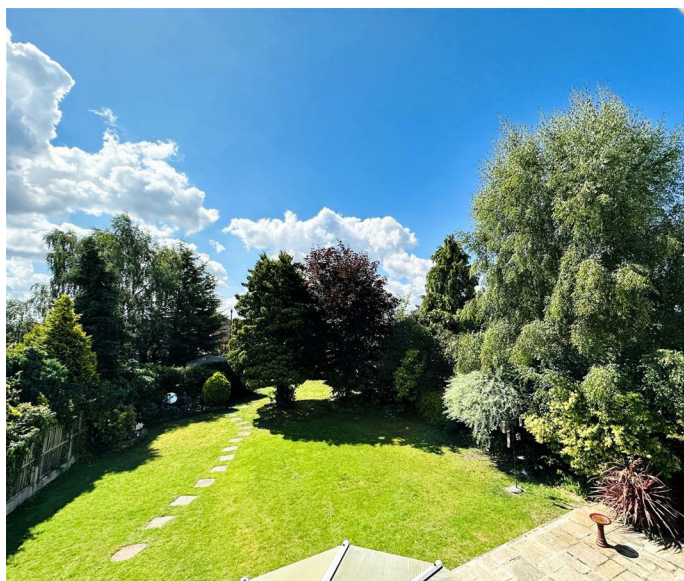
Bedroom Three

10'5" x 10'5" (3.18m x 3.18m)



Range of fitted wardrobes. UPVC double glazed window to the rear elevation giving views over garden and central heating radiator.

View from Bedroom Three



Bedroom Four

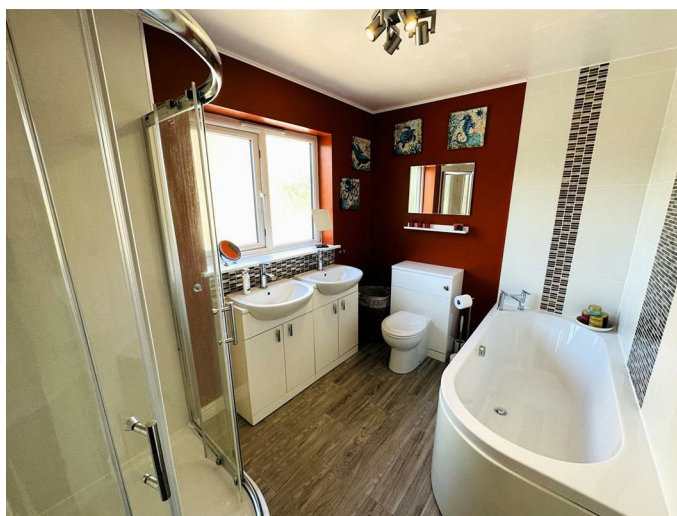
11'9" x 7'6" (3.60m x 2.30m)



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

Bathroom

9'9" x 7'0" (2.99m x 2.15m)



White panel bath with chrome mixer tap over and tiled splashback to ceiling height. Shower cubicle with chrome trimmed sliding doors and chrome shower with further fixed head shower over. This area is wet-walled to ceiling height. White low flush w.c with hidden cistern and chrome controls and twin wash hand basins with chrome mixer taps over set into white vanity unit. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail and tiled flooring.

EXTERIOR: Front

Veranda with outside light which steps down onto decorative stone patio area with crushed slate borders. This in turn leads to the driveway which runs along the front of the property with turning area and crushed slate borders. The

garden is laid to lawn with established and mature hedging with boundaries being defined by brick wall, timber fence, concrete posts and gravel boards. Further pathways to either side of the property, both leading to decorative wrought iron pedestrian access gates, giving access into:



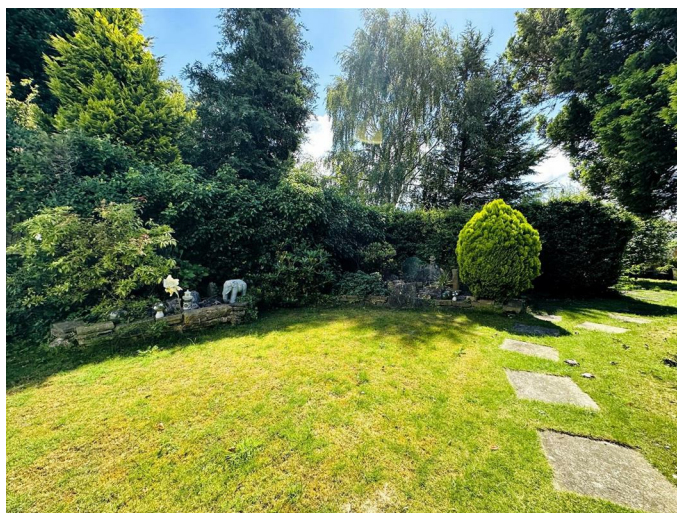
Side

To the left of the property is an outside tap, 'Belfast' style sink and Indian stone flagged patio area with outside lamp. The pathway continues with herbaceously planted borders leading to:

Rear



Indian stone flagged patio area with outside lamps and steps down onto main lawned area with flagged stepping stone pathway running through the garden which has established trees, fruit trees and shrubs. Herbaceously planted decorative crushed slate rockery area. Concrete hardstanding with metal storage shed, greenhouse and raised herbaceous borders. Detached garage with lighting, 'up and over' door and pedestrian access door. The garden is fully enclosed with timber fence, concrete posts, concrete gravel boards and hedging.



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. 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

Tax Banding: F

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/Solar Panels

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

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.

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

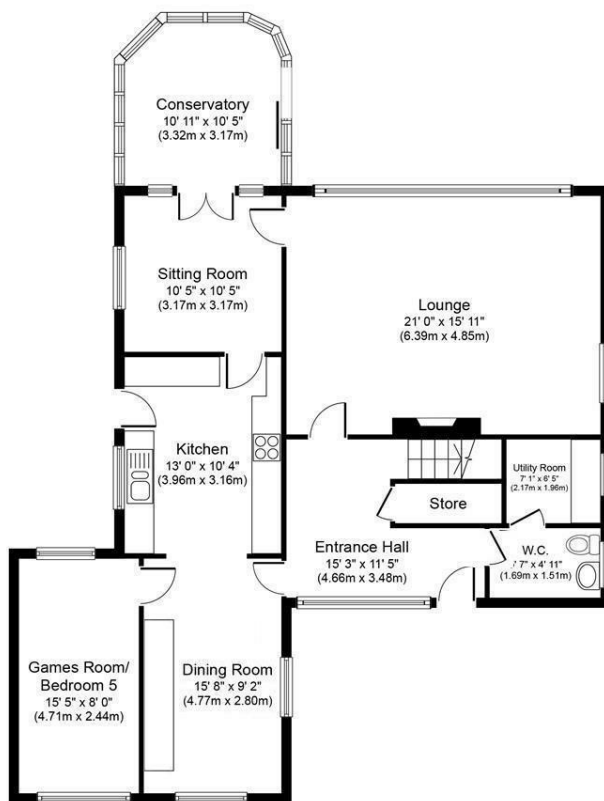
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

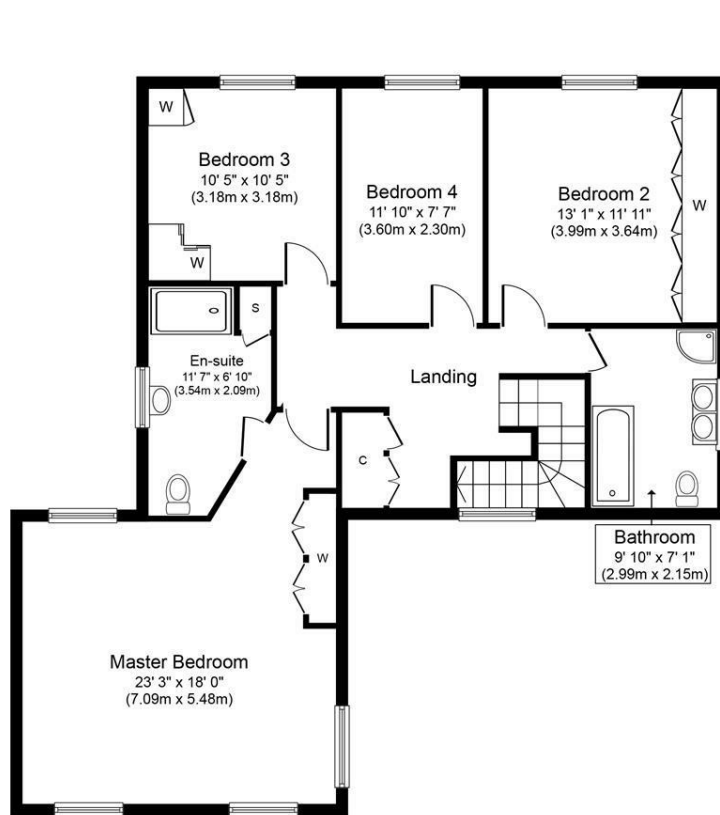
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
1,214 sq. ft.
(112.8 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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First Floor
Approximate Floor Area
1,027 sq. ft.
(95.4 sq. m.)

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