

# Park Row



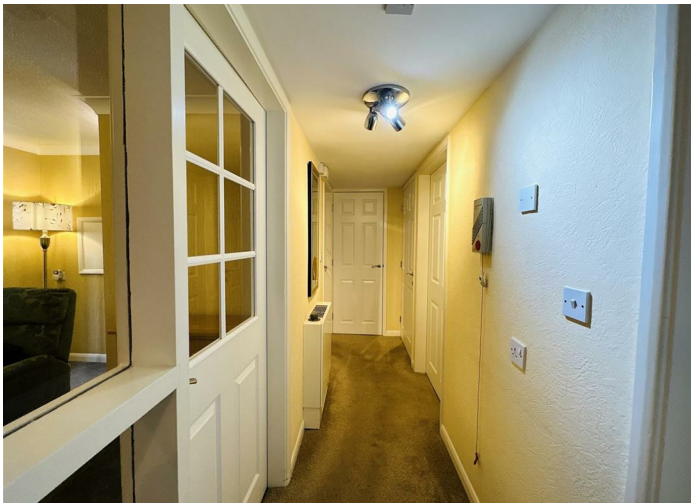
**Beech Grove, Selby, YO8 4AS**

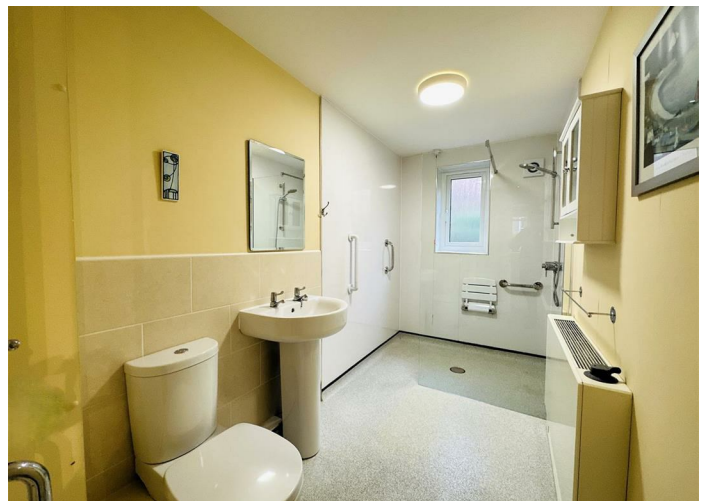
**50% Shared Ownership £62,500**



**\*\*ELIGIBLE FOR OVR 60'S OR ANY AGE WITH A DISABILITY\*\* UP TO 75% OWNERSHIP\*\* share for sale is 50% of the £125,000 market value. Situated in the town of Selby, this ground floor apartment briefly comprises: Hall, Lounge, Inner Hall, Kitchen, two Bedrooms, Dressing Room and Shower Room. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**







## PROPERTY OVERVIEW

Welcome to this ground floor apartment located in the heart of Selby, offering two bedrooms, including a main bedroom and a dressing room, along with a modern shower room.

Designed for comfortable and accessible living, the apartment benefits from its convenient ground floor position.

The Kitchen is spacious and comes with ample storage. The separate lounge benefits from natural light and offers a cosy spot for relaxation or entertaining.

The property is available on a 50% shared ownership basis, with the option to increase ownership up to a maximum of 75%. Purchasers must be aged 60 years or over, or have a qualifying disability, in order to be eligible.

The lease is re-granted to each new owner on a 60-year term, providing security of tenure. The apartment has a new boiler, new windows, new consumer unit, included in the maintenance is boiler service, electrics every year, smoke alarms every year, maintenance comes within 24 hours, to do the ground works.

This property represents an excellent opportunity for eligible buyers seeking a manageable and well-located home with flexible ownership options.

The apartments ground floor position makes access easy and attractive for a range of buyers, from those downsizing to professionals seeking low-maintenance living.

## ACCOMMODATION

### Hall

5'5" x 3'11" (1.66m x 1.20m)

### Lounge

13'11" x 12'7" (4.26m x 3.84m)

### Inner Hall

### Kitchen

13'11" x 6'1" (4.26m x 1.87m)

### Bedroom One

12'8" x 9'2" (3.87m x 2.81m)

### Bedroom Two

10'6" x 6'9" (3.22m x 2.08m)

### Dressing Room

7'5" x 5'9" (2.28m x 1.77m)

### Shower Room

10'6" x 5'2" (3.22m x 1.58m)

## DIRECTIONS

From our Selby branch head south-west on Finkle St/B1223 towards, Turn right onto Gowthorpe/A19. At the cross roads in Selby (heading towards Doncaster/Thorpe Willoughby turn left onto Brook Street then right onto Beech Grove. The property can clearly be identified by our Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Leasehold

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

Heating: 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.

## 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 Practices) 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

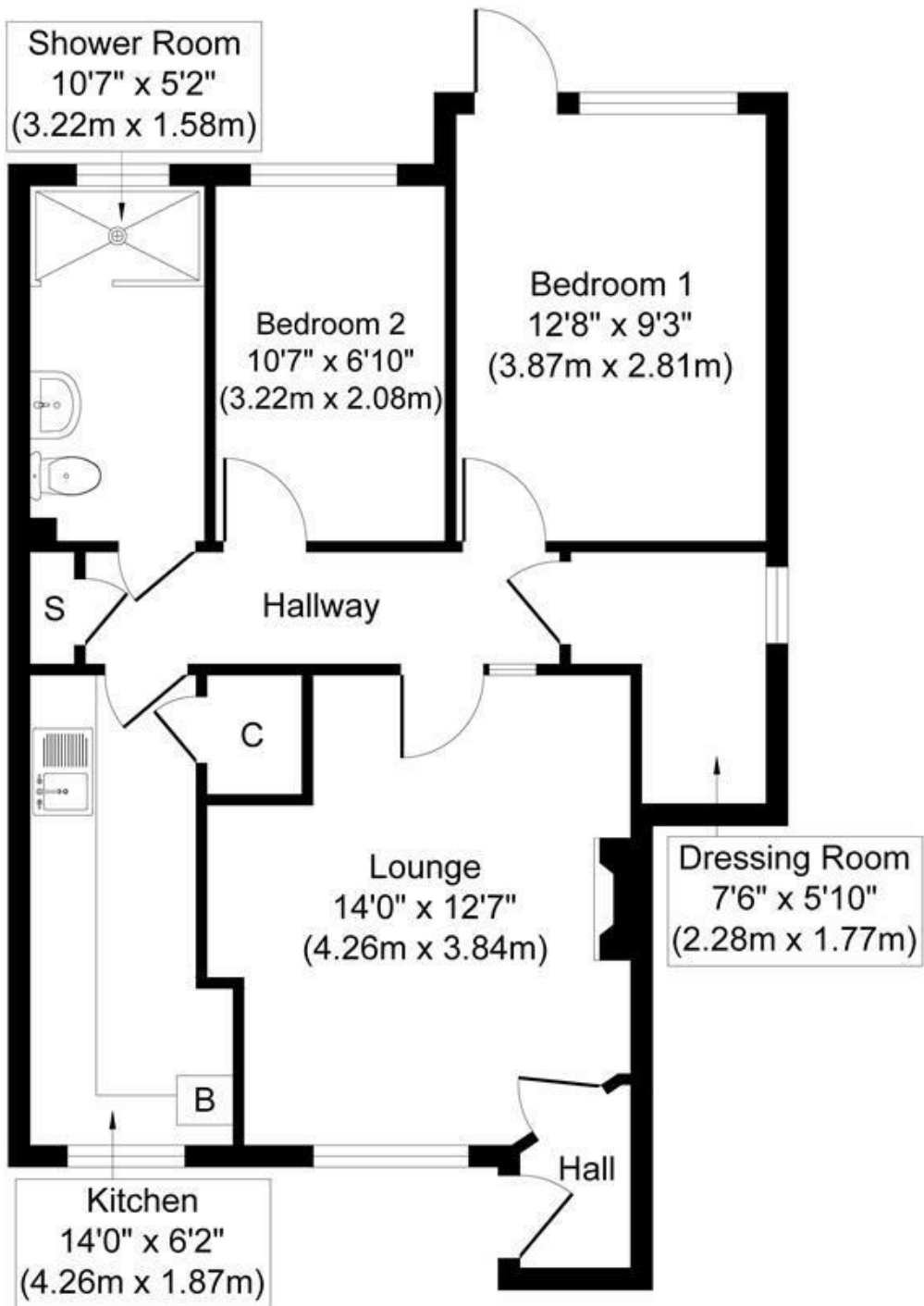
CASTLEFORD - 01977 558480

## **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.





**Approximate Floor Area**  
**615 sq. ft**  
**(57.13 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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