

# Park Row



**Palm House Drive, Selby, YO8 8GJ**

**Offers Over £170,000**



**\*\* OPEN PLAN LIVING KITCHEN \*\* GREAT COMMUTER LINKS \*\*** This end terrace property briefly comprises: Entrance Hall, Kitchen Living area and Utility, whilst the first floor offers two bedrooms and bathroom. Externally, the property benefits from off-street parking and an enclosed South-facing rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'**

















## PROPERTY OVERVIEW

Situated within the popular Staynor Hall development, this end terrace home is perfect for first time buyers or people looking to downsize, with its open plan living area which opens directly onto its South-West facing rear garden. The First Floor offers two double bedrooms, serviced by a family bathroom. Off street parking is also an added feature to the front of the property.

The Staynor Hall development benefits from Primary School and is close to other amenities such as supermarket, shops and ideal for commuting either by car or is close to train and bus stations.

## GROUND FLOOR ACCOMMODATION

### Entrance

#### Hall

5'2" x 5'1" (1.59m x 1.55m)

#### Kitchen Living Area

22'0" x 12'2" (6.72m x 3.71m)

## FIRST FLOOR ACCOMMODATION

### Landing

#### Bedroom One

12'1" x 7'9" (3.69m x 2.37m)

#### Bedroom Two

12'2" x 7'8" (3.72m x 2.36m)

#### Bathroom

5'11" x 5'6" (1.82m x 1.69m)

## EXTERIOR

### Front

Storm porch. Flagged pathway running along the front of the property. The main garden is laid to lawn with herbaceous borders. Outside tap. Tarmac off street parking. The pathway continues along the side of the property to timber pedestrian access gate which gives access to:

### Rear

Flagged patio area with retractable canopy. The garden is laid to lawn with a flagged pathway. The garden is enclosed by timber fence and posts.

## DIRECTIONS

From Selby town centre take the A1041 Bawtry Road until reaching the Staynor Hall development on the left. Take the left turn into Cedar Road. Go straight ahead over the first two roundabouts until reaching Bracken Way. Carry the road right around leading onto Palm House Drive. The property can be identified by our Park Row Properties 'For Sale' board.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

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.

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

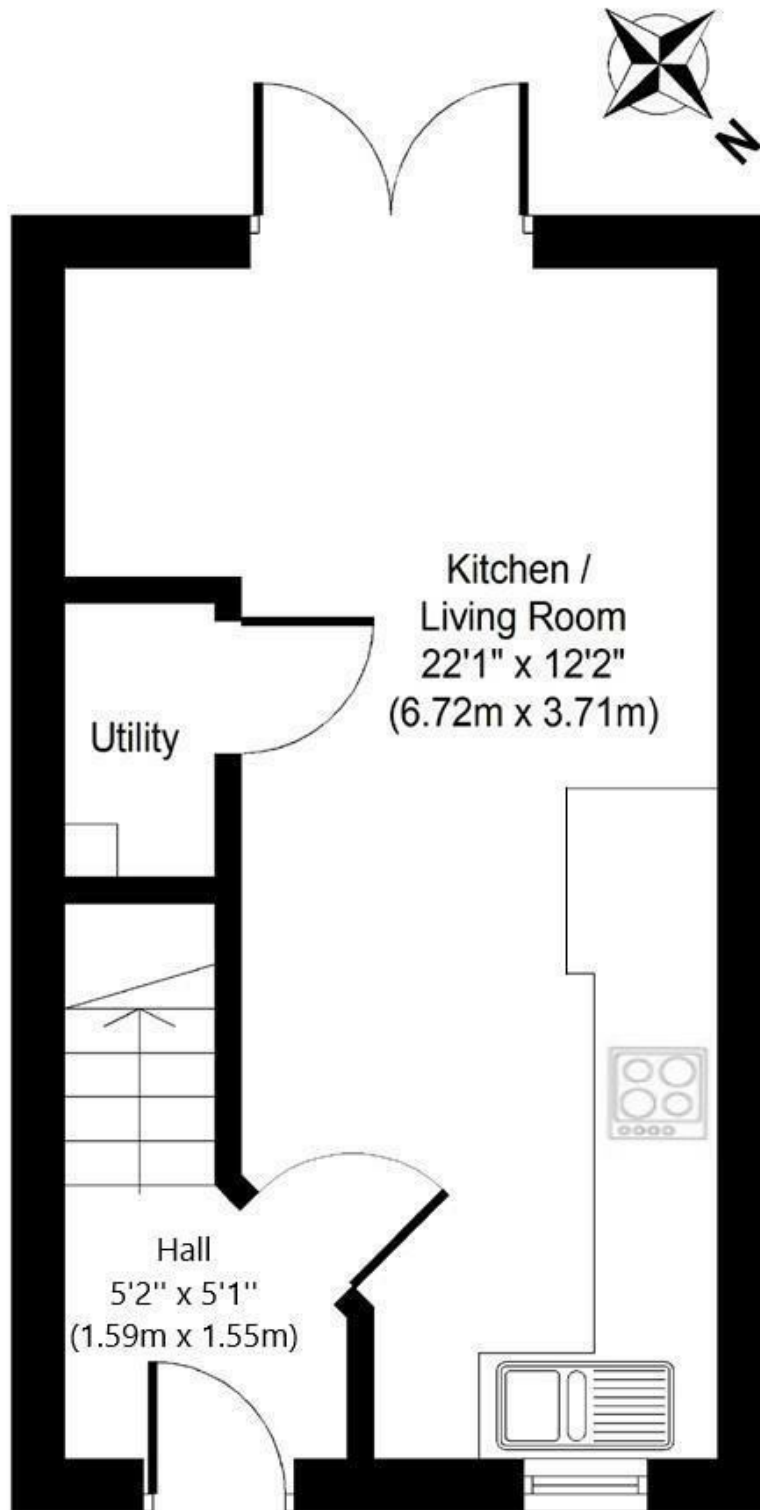
Strictly by appointment with the sole agents.

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.

## AML Fee

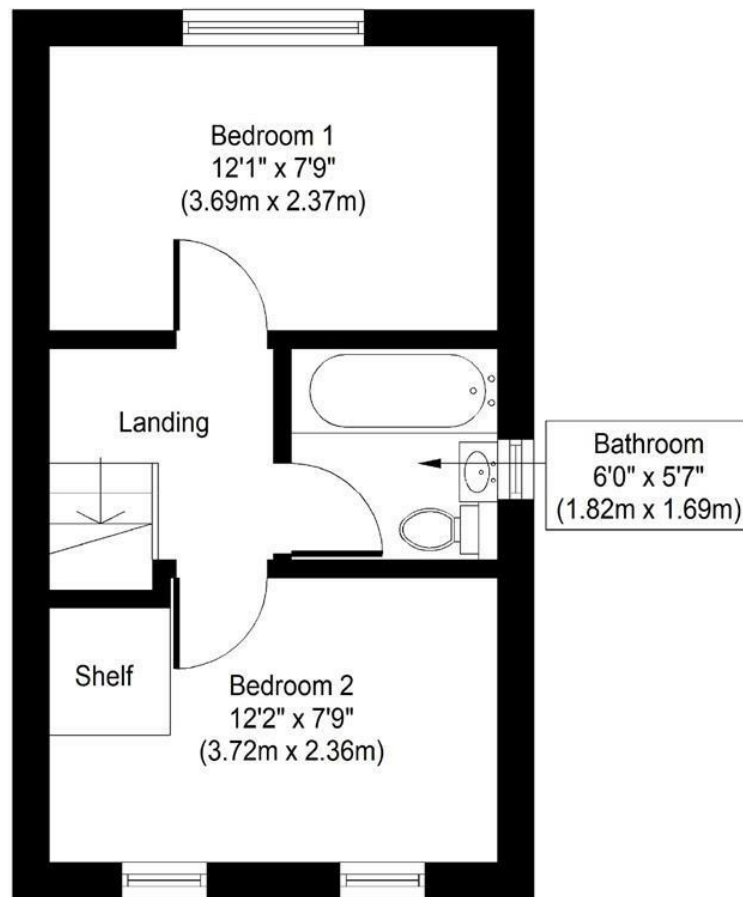
Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.





**Ground Floor**  
**Approximate Floor Area**  
**269 Sq. ft.**  
**(25.0 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. 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**  
**269 Sq. ft.**  
**(25.0 Sq. m.)**

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