Park Rôw



Dixon Gardens, Selby, YO8 4DN

Offers Over £110,000

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** NO ONWARD CHAIN ** INVESTMENT OPPORTUNITY** Situated in Selby, this mid-terrace property briefly comprises: Hall, Lounge Diner, and Kitchen. The First Floor offers two bedrooms and Bathroom with Separate w.c. To the rear, the property has a low maintenance area with outbuilding. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'































PROPERTY OVERVIEW
Internally, the property offers bright and well-maintained accommodation throughout. The spacious lounge diner provides a versatile living space, with ample room for both comfortable seating and dining furniture, making it ideal for everyday living and entertaining alike. To the first floor, there are two good-sized bedrooms, both offering generous proportions and flexibility for a range of buyers, alongside the family bathroom.

Externally, the property is approached via a lawned frontage, creating an attractive first impression. To the rear, the low-maintenance garden is predominantly paved, providing a practical outdoor space that can be enjoyed throughout the year with minimal upkeep. The enclosed setting offers an ideal area for outdoor seating, entertaining or simply relaxing.

Situated within easy reach of Selby town centre, this home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Benefitting from no onward chain, the property enjoys convenient access to a wide range of local amenities, including shops, supermarkets, schools, and leisure facilities, while excellent road and rail transport links make commuting to York, Leeds and surrounding areas straightforward.

GROUND FLOOR ACCOMMODATION

Hall
16'8" x 5'10" (5.09m x 1.80m)

Lounge Diner
22'3" x 10'9" (6.80m x 3.30m)

Kitchen
10'9" x 9'6" (3.30m x 2.90m)

Porch
4'8" x 3'9" (1.43m x 1.15m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One
17'0" x 9'2" (5.20m x 2.80m)

Bedroom Two
12'9" x 9'2" (3.90m x 2.80m)

Bathroom
5'6" x 4'7" (1.70m x 1.40m)

First Floor w.c
5'8" x 2'5" (1.73m x 0.75m)

EXTERIOR

Front
Communal lawned area with concrete pathway leading to the front of the house.

Rear
Enclosed rear garden with paved patio. Purpose brick built outhouse. Gated access to a service alley way.

DIRECTIONS
Leave our Selby office and proceed from Finkle Street onto Micklegate. At the end of Micklegate turn left onto Water Lane, Follow this road onto New Millgate, at the mini roundabout continue straight ahead onto Flaxley Road, at the next mini roundabout continue straight ahead, then take the first right onto White Street, proceed to the end of the road and turn left onto Dixon Gardens and the property can be identified by a Park Row Properties For Sale board.

AGENT NOTE
Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

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.

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 County 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.

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.

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.

MAKING AN OFFER

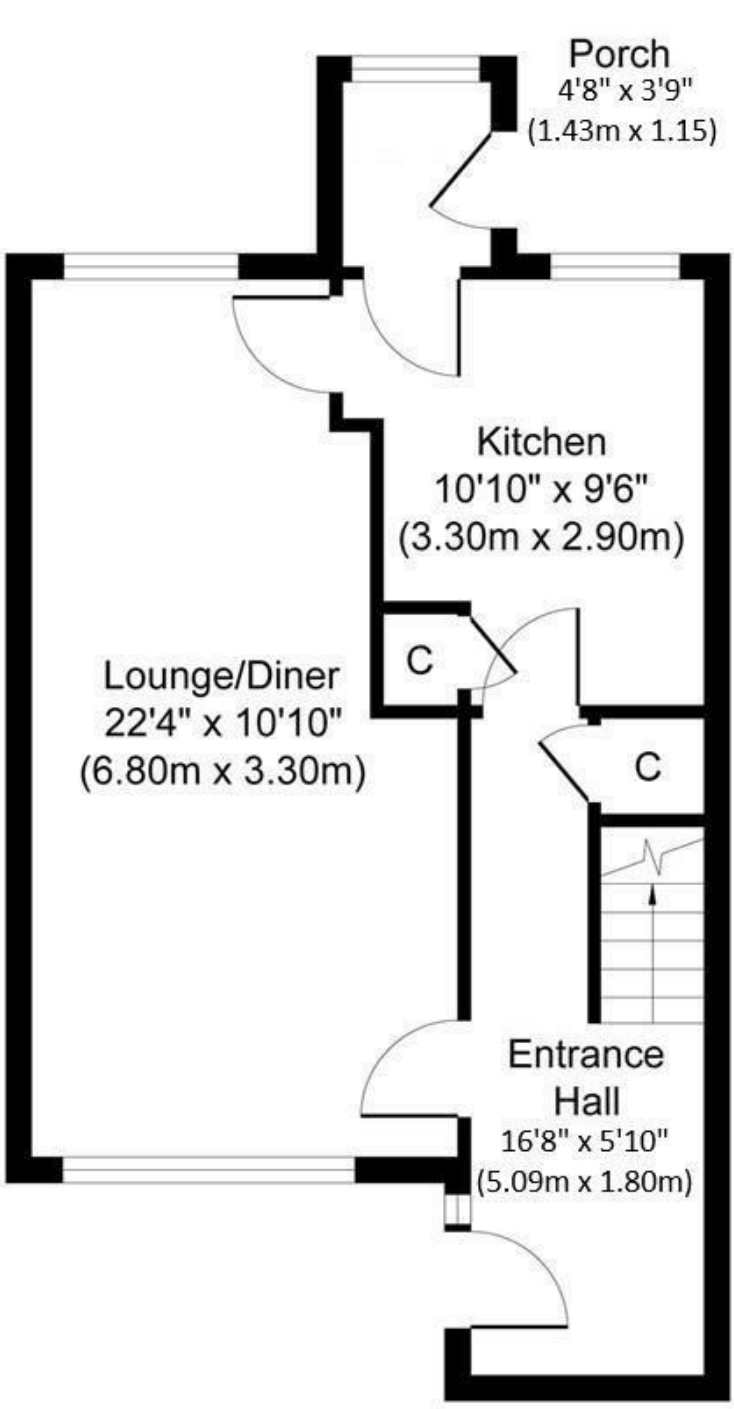
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

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/CASTLEFORD - 01977 791133



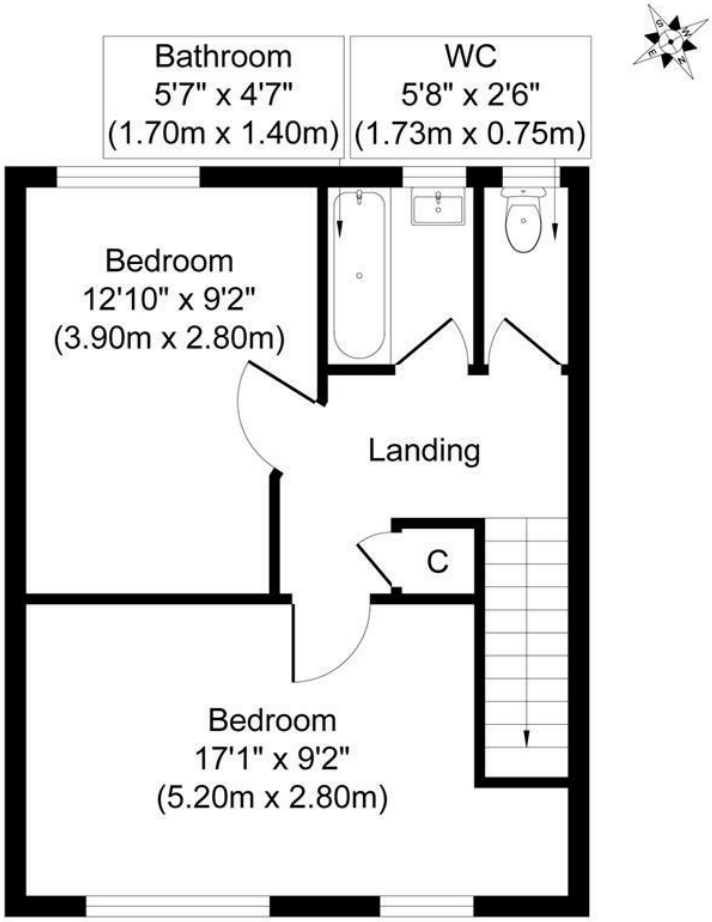
Ground Floor
Approximate Floor Area
419 sq. ft
(38.90 sq. m)

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
372 sq. ft
(34.60 sq. m)

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