...Your proactive estate agent

50 Elston Avenue, Selby, YO8 3AZ

Offers Over £160,000

Park Row

LEGALLY PREPARED! ** MODERN DINING KITCHEN ** EN-SUITE TO MASTER ** OFF STREET PARKING ** GARDEN. This mid town house is situated in Selby and briefly comprises: entrance hallway, ground floor w.c, lounge and dining kitchen. To the first floor are three bedrooms, bathroom and en-suite to master. VIEWING IS ESSENTIAL 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'

GROUND FLOOR ACCOMMODATION

Entrance
Composite steel reinforced security door with central square double glazed frosted panel leading into:

Entrance Hallway
Doors leading off:

Ground Floor W.C
Having a two piece suite comprising: close coupled w.c and pedestal wash hand basin with chrome taps over and mosaic effect ceramic tiled splashback. Ceramic tiled flooring, single central heating radiator and ceiling mounted extractor fan.

Lounge
Staircase leading to the first floor accommodation. Handy understairs storage cupboard. Two central heating radiators. UPVC double glazed window to the front elevation. Doorway providing access to:

Dining Kitchen
Having a full range of fitted base and wall units in a white and grey finish with granite effect square edge laminated work tops and splashback risers. Further ceramic tiling to splashback areas. Black glass splashback behind the cooking area. Inset four burner gas hob with electric oven and overhead extractor hood. Integrated dishwasher, space and plumbing for a concealed automatic washing machine and integrated fridge and freezer. One and a half bowl stainless steel sink and drainer with a modern chrome mixer tap over. Ceramic tiled flooring, recessed ceiling downlighters. Single central heating radiator and uPVC double glazed window to the rear elevation and uPVC double glazed double doors leading to the rear garden space.

FIRST FLOOR ACCOMMODATION

Landing
With timber balustrade and spindles in white. Doors leading off:

Bedroom One
Having a handy storage cupboard, single central heating radiator and uPVC double glazed window to the front elevation. Door leading to:

En-Suite
Having a three piece suite comprising: square walk-in corner shower cubicle with sliding glass shower screen doors and wall mounted mains mixer shower with adjustable shower head. Close coupled w.c and pedestal wash hand basin with a modern monobloc chrome mixer tap over. Modern ceramic tiling to half wall height around the entire suite and to full ceiling height in the shower area. Ceramic tiled flooring, modern chrome ladder style towel radiator and uPVC double glazed frosted window to the front elevation. Wall mounted shaver point and ceiling mounted extractor fan with recessed ceiling downlighters.

Bedroom Two
Single central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Three
Being 'L' shaped including the over stairs bulk head storage space. Single central heating radiator and uPVC double glazed window to the rear elevation.

Bathroom
Having a three piece suite comprising: panel bath in white with side chrome monobloc mixer tap over and attached shower head, also wall mounted mains mixer with adjustable shower head and glass shower screen. Close coupled w.c and pedestal wash hand basin with chrome monobloc mixer tap over. Modern contemporary ceramic tiling to full ceiling height around the bath and shower area and to the half wall height around the remaining bathroom. Modern chrome ladder style towel radiator, recessed ceiling downlighters and ceiling mounted extractor fan. Ceramic tiled flooring.

EXTERIOR

Front
Tarmac parking spaces for two vehicles and paved pathway with a slate gravelled planting bed with established shrub to the front. Providing access to the front door.

Rear
Outside tap, flagged stone patio area this merges into a further flagged stone pathway which steps down to second tier of garden there is decorative stoned patio are to the bottom of the garden. The garden is fully enclosed with timber fence and timber posts. Timber pedestrian access gate giving access to service lane.

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.

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

The Property Ombudsman

Park Row

Sunday - 11.00am to 3.00pm

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

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
KIPPAX - 0113 8160111
CASTLEFORD - 01977 558480

VIEWING

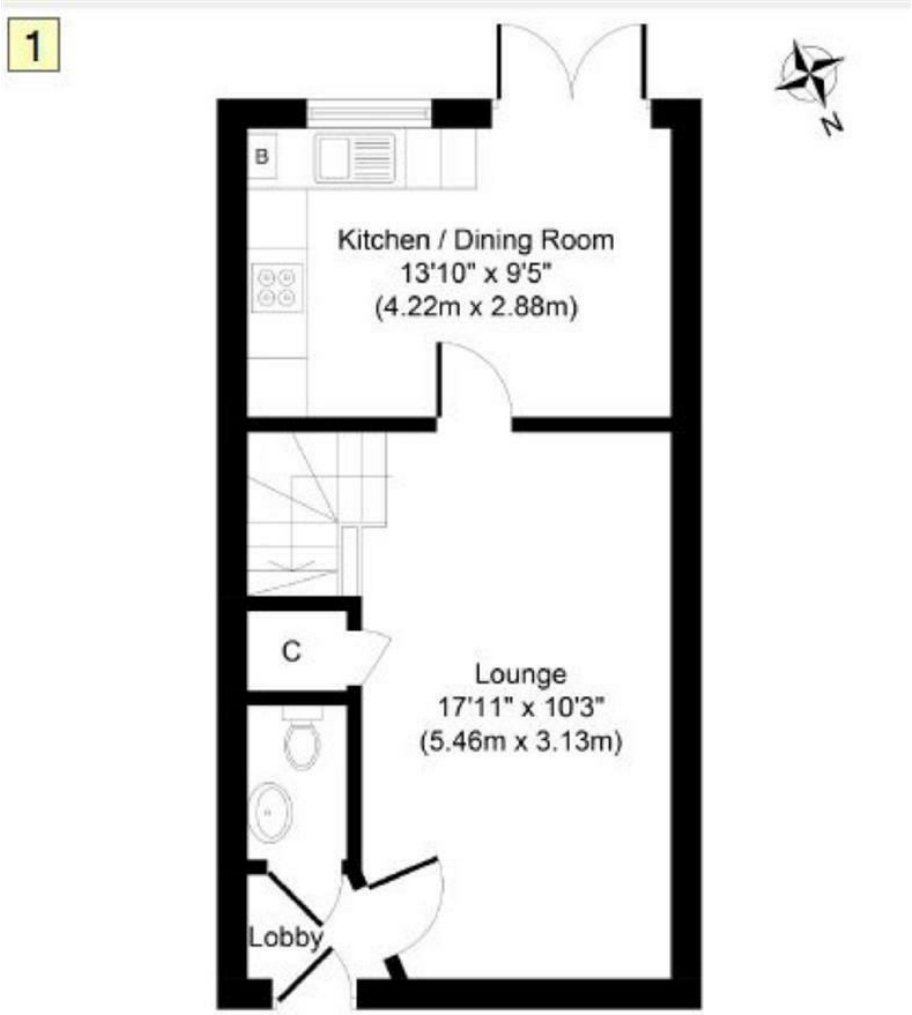
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable 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.

The Property Ombudsman

Park Row



Ground Floor
Approximate Floor Area
391 Sq. ft.
(36.3 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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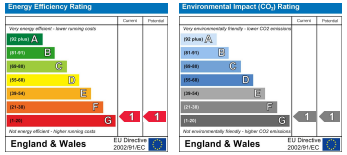

T 01757 241124
W www.parkrow.co.uk
14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

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