

# Park Row



**Denison Road, Selby, YO8 8DA**

**Offers Over £130,000**



**\*\* TWO DOUBLE BEDROOMS \*\* GRANITE WORKTOP TO KITCHEN \*\*** Situated in a popular area of Selby, this end terrace property briefly comprises: Lounge, Kitchen Diner which opens onto rear courtyard area. The First Floor offers two bedrooms and bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

UPVC panel effect door leading into:

### Lounge

15'7" x 14'0" (4.75m x 4.27m)



UPVC double glazed frosted skylight over entrance door and uPVC double glazed window to the front elevation. 'Living Flame' effect gas fire set into marble back and hearth with decorative timber fire surround. Central heating radiator and television and telephone points. Timber door with top section having single glazed frosted panel leading into:

### Kitchen Diner

### Kitchen Area

11'9" x 8'9" (3.60m x 2.68m)



Range of wood grain effect base, wall and larder units with brushed chrome handles. One and a half bowl ceramic sink and chrome mixer tap set into granite worksurface with matching splashback. Integrated dishwasher and extractor

fan over electric cooker point. Plumbing for washing machine. Understairs cupboard housing 'Vaillant' central heating boiler. Stairs leading to timber door which opens up to stairs to First Floor accommodation. Tile effect flooring and aperture flowing through into:

### Dining Area

13'5" x 7'10" (4.10m x 2.40m)



UPVC double glazed patio doors flanked by double glazed windows to the rear elevation. Central heating radiator and television point.



## FIRST FLOOR ACCOMMODATION

### Landing

UPVC double glazed windows to the side and rear elevations, loft access and doors leading off.

### Bedroom One

13'11" x 8'9" (4.26m x 2.67m)



UPVC double glazed window to the front elevation, television and telephone points and central heating radiator.

### Bedroom Two

12'0" x 9'0" (3.67m x 2.76m)



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



### Bathroom

10'7" x 6'5" (3.25m x 1.97m)



White bath with chrome taps over and further 'Triton' shower over. White low flush w.c with chrome fittings and wash hand basin with chrome taps over set into timber fronted vanity unit with tiled splashback. Bath area is tiled to ceiling height with wood effect vinyl flooring. Storage cupboard. UPVC double glazed frosted window to the front elevation and central heating radiator.

## EXTERIOR: Front



Flagged pathway leading to timber pedestrian access gate. The area is herbaceously planted with boundaries being defined by brick wall and timber fence.

## Rear



Flagged courtyard area with timber pedestrian access gate giving access to service lane. Boundaries defined by brick wall and timber fencing.

## Directions

From Selby Town centre take the A1041 Bawtry Road, at the roundabout take the first exit onto Abbots Road. Continue to the end of Abbots Road and at the mini roundabout take a left onto Denison Road. The property can clearly be identified by our Park Row Properties 'For Sale' board.

## Tenure: Freehold

## Local Authority: North Yorkshire Council

Tax Banding: A

## TENURE, LOCAL AUTHORITY AND TAX BANDING

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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

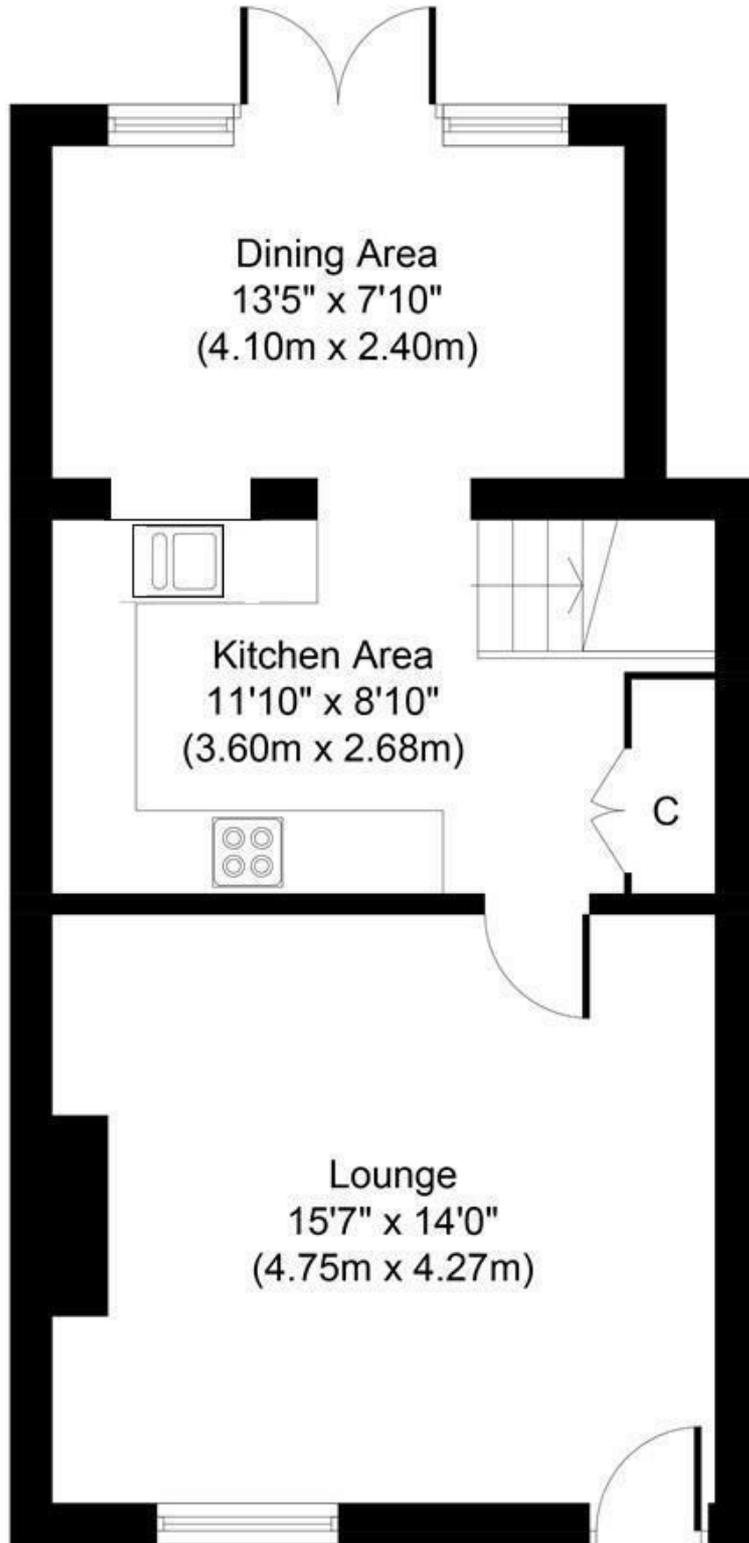
CASTLEFORD - 01977 558480

## 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.

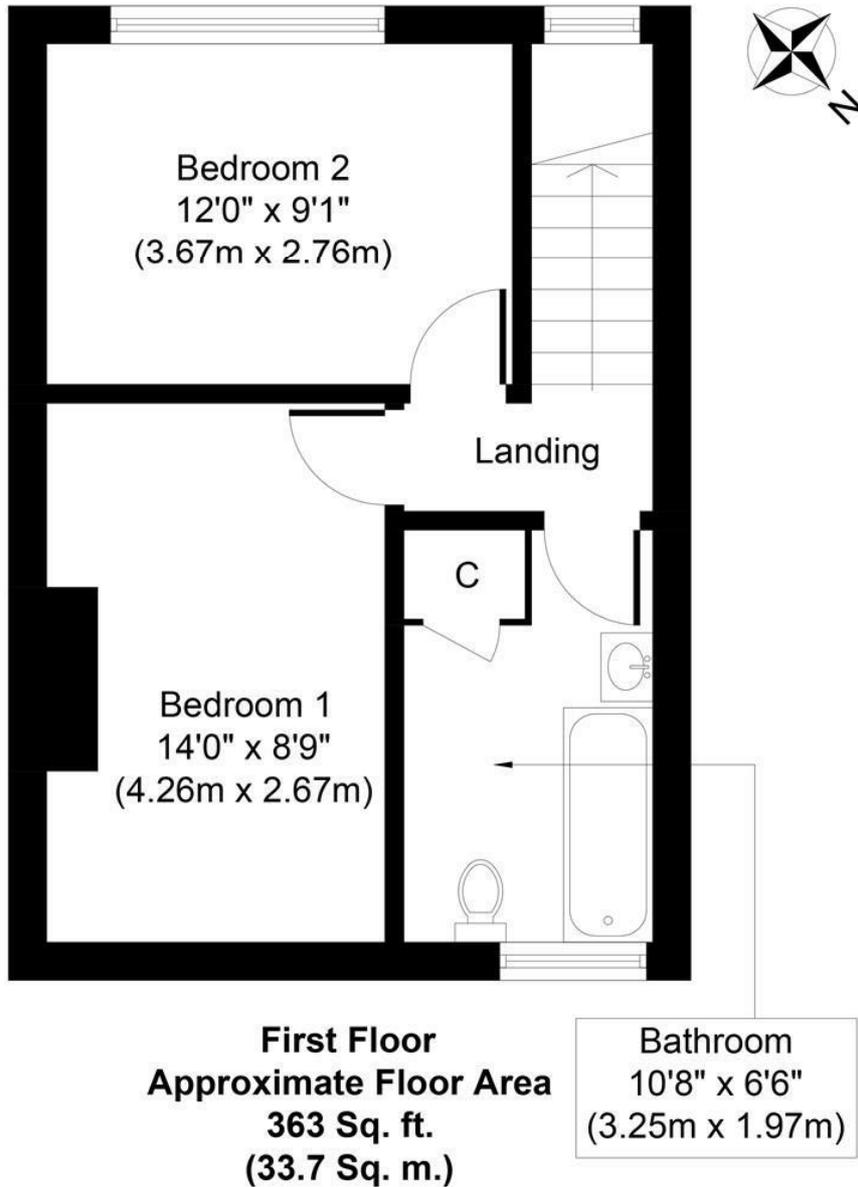




**Ground Floor**  
**Approximate Floor Area**  
**482 Sq. ft.**  
**(44.8 Sq. m.)**

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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



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.

Copyright V360 Ltd 2023 | www.houseviz.com

T 01757 241124  
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
selby@parkrow.co.uk

