

# Park Row



**Park Row, Selby, YO8 4PR**

**Offers Over £150,000**



SOLD BY PARK ROW



## GROUND FLOOR ACCOMMODATION

### Entrance

Timber door with top section having frosted panels to the front elevation leading into:

### Lounge

13'3" x 13'1" (4.04m x 3.99m)



Timber double glazed sashed window to the front elevation. Stairs leading to First Floor Accommodation with balustrade and spindles. Central heating radiator, television points, wood flooring and under stairs storage cupboard. Door with top section having single glazed panel leading to:



### Kitchen Diner

10'10" x 9'0" (3.32m x 2.76m)



Range of sage base and wall units with brushed chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap and soap dispenser over. Sink is set into a wood block effect worksurface with matching upstand. Integrated appliances include: brushed steel electric oven, four ring ceramic hob with brushed steel electric extractor fan over benefiting from downlighting and fridge / freezer. UPVC double glazed window to rear elevation. Plumbing for washing machine, central heating boiler, wood flooring and central heating radiator. Door leading to:





### Rear Hall

6'5" x 3'8" (1.96m x 1.12m)

UPVC door with top section having double glazed frosted panel to the rear elevation. Central heating radiator, wood effect flooring and further door leading into:

### W.C

4'9" x 3'8" (1.46m x 1.12m)



White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over and tiled splashback. Extractor fan and wood effect flooring.

## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and doors leading off.

### Bedroom One

13'1" x 12'8" (4m x 3.87m)



Twin timber framed double glazed sash windows to front elevation giving views to the Selby Abbey. Central heating radiator, television point and over stairs storage cupboard.



## Bedroom Two

10'10" x 7'7" (3.32m x 2.33)



UPVC double glazed window to rear elevation and central heating radiator.

## Bathroom

7'8" x 5'1" (2.36m x 1.55m)



White panel bath with chrome mixer tap over, chrome shower attachment and chrome trimmed shower screen. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over and tiled splash back. Room tiled to ceiling height with extractor fan, chrome heated towel rail and tiled flooring.

## EXTERNAL

## Front



Pedestrian footpath.

## Rear



Outside lamp, decorative blocked terraced area. Boundaries defined by timber fencing and brick wall. Aperture flowing through to a shared area.

## Directions

Heading from our Selby office, go north-east on Finkle Street/B1223 towards Micklegate Walk. Turn right onto Water Lane and continue onto Ousegate. Turn right onto New Street/A19 and then left onto Thornden Buildings and continue onto Park Row where the property can clearly be identified by our Park Row Properties 'For Sale' board.

## Tenure

Freehold

## Council Tax

Local Authority: Selby District Council

Band: A

## COUNCIL TAX BANDING AND TENURE

Please note: The Council Tax Banding and Tenure 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.

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

## HEATING & 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.

## 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.

## OPENING HOURS

CALLS ANSWERED :

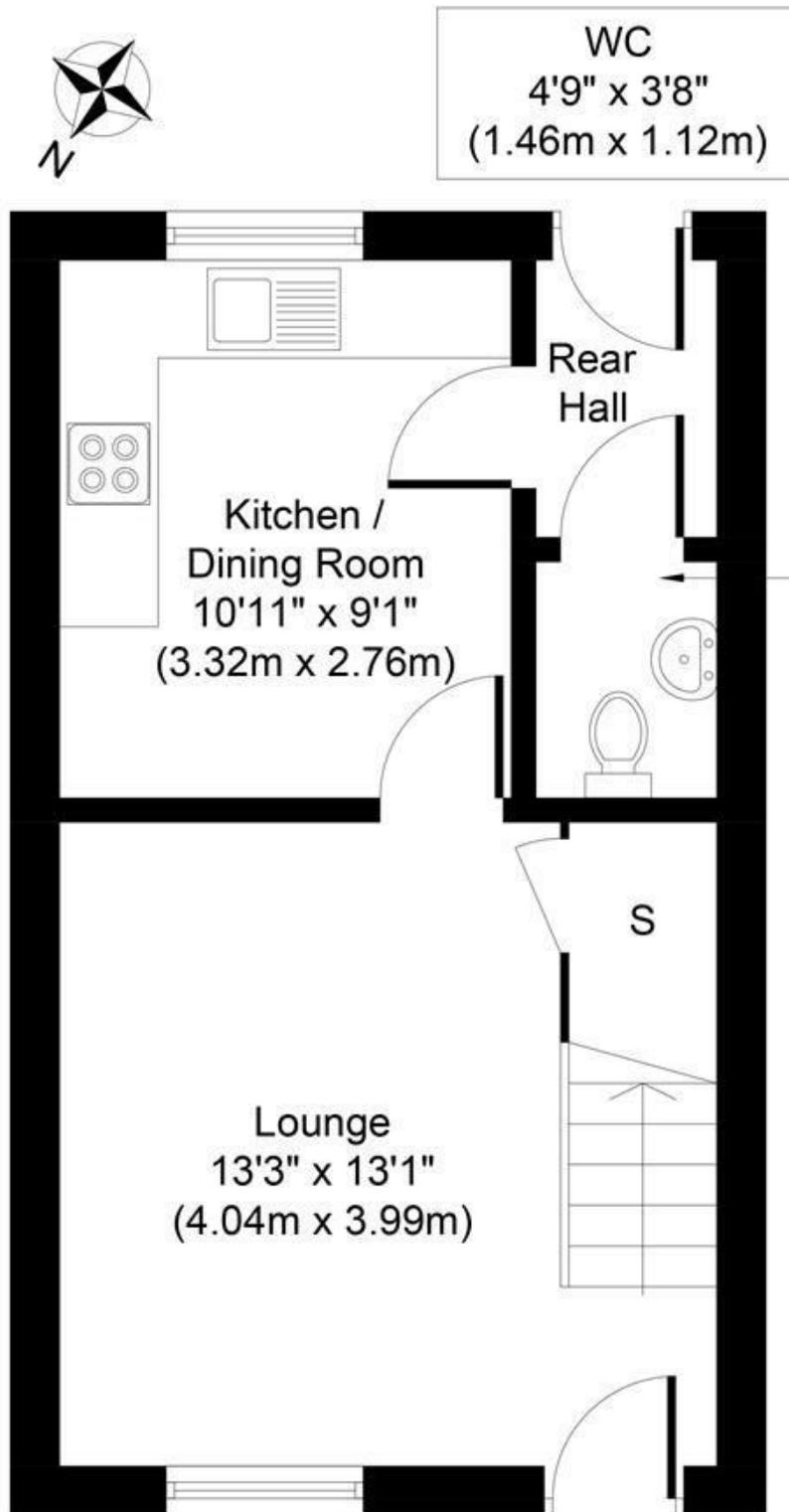
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

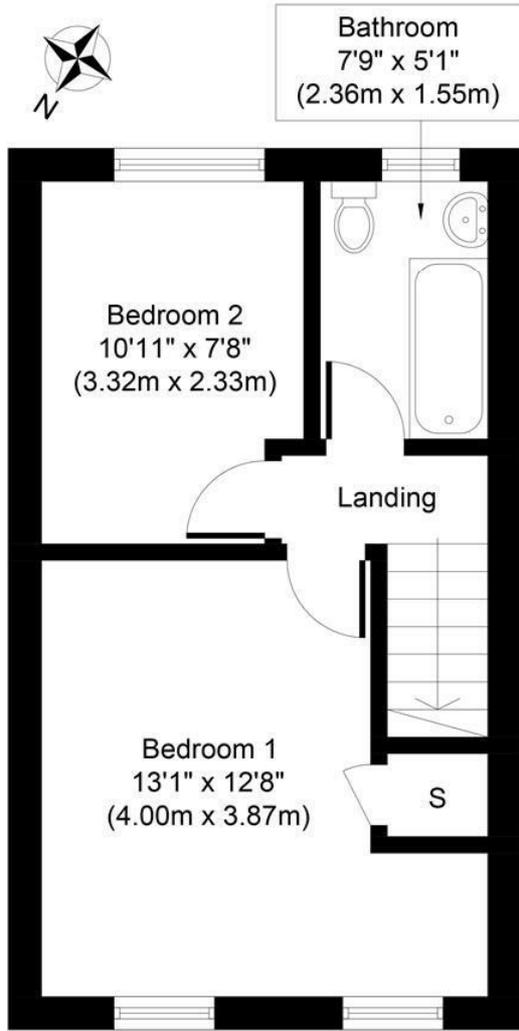
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:



**Ground Floor**  
**Approximate Floor Area**  
**319 Sq. ft.**  
**(29.6 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**  
**319 Sq. ft.**  
**(29.6 Sq. m.)**

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