

Park Row



Kitchener Street, Selby, YO8 4BU

£90,000



****EXTENDED PROPERTY ** CASH BUYER INVESTMENT OPPORTUNITY **** Situated in Selby, this mid-terrace property briefly comprises: Porch, Hall, Lounge, Dining Room, Kitchen, Inner Hall, Ground Floor w.c and Bathroom. To the First Floor: three bedrooms. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND POTENTIAL 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

UPVC door with top section having double glazed panel to the front elevation.

Porch

UPVC double glazed skylight above entrance door and door leading into:

Hall

Stairs leading to First Floor accommodation and aperture flowing through into Dining Room.

Lounge

10'2" x 10'0" (3.12m x 3.06m)

UPVC double glazed window to the front elevation and aperture flowing to:

Dining Room

13'3" x 11'10" (4.05m x 3.63m)

In-built storage cupboard and understairs storage cupboard. UPVC double glazed window to the rear elevation and aperture leading to:

Kitchen

10'1" x 7'10" (3.08m x 2.40m)

UPVC double glazed windows to the side elevation. Stainless steel single bowl sink with taps over. Aperture into:

Rear Hall

UPVC door to the side elevation, storage cupboard and doors leading off.

Ground Floor w.c

3'11" x 3'0" (1.21m x 0.92m)

UPVC double glazed window to the side elevation. Low flush w.c.

Bathroom

7'1" x 5'3" (2.18m x 1.61m)

UPVC double glazed window to the side elevation. Bath with taps over and wash hand basin with taps over.

FIRST FLOOR ACCOMMODATION

Landing

Balustrade and spindles and doors leading off.

Bedroom One

13'3" x 9'11" (4.06m x 3.03m)

UPVC double glazed window to the front elevation and in-built storage cupboard.

Bedroom Two

11'11" x 8'0" (3.64m x 2.44m)

UPVC double glazed window to the rear elevation.

Bedroom Three

10'2" x 7'11" (3.10m x 2.42m)

UPVC double glazed window to the rear elevation and storage cupboard.

EXTERIOR

Front

Access directly onto public pedestrian footpath.

Rear

Courtyard with access to service lane,

Directions

From the Selby office head down the market square, then turn left onto Millgate (B1223) follow the road round, go straight across at the mini roundabout and continue on to the next mini roundabout, go straight across again. Take you third right onto Kitchener Street.

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

AGENT NOTE: THE PROPERTY IS SOLD AS SEEN WITH ALL

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

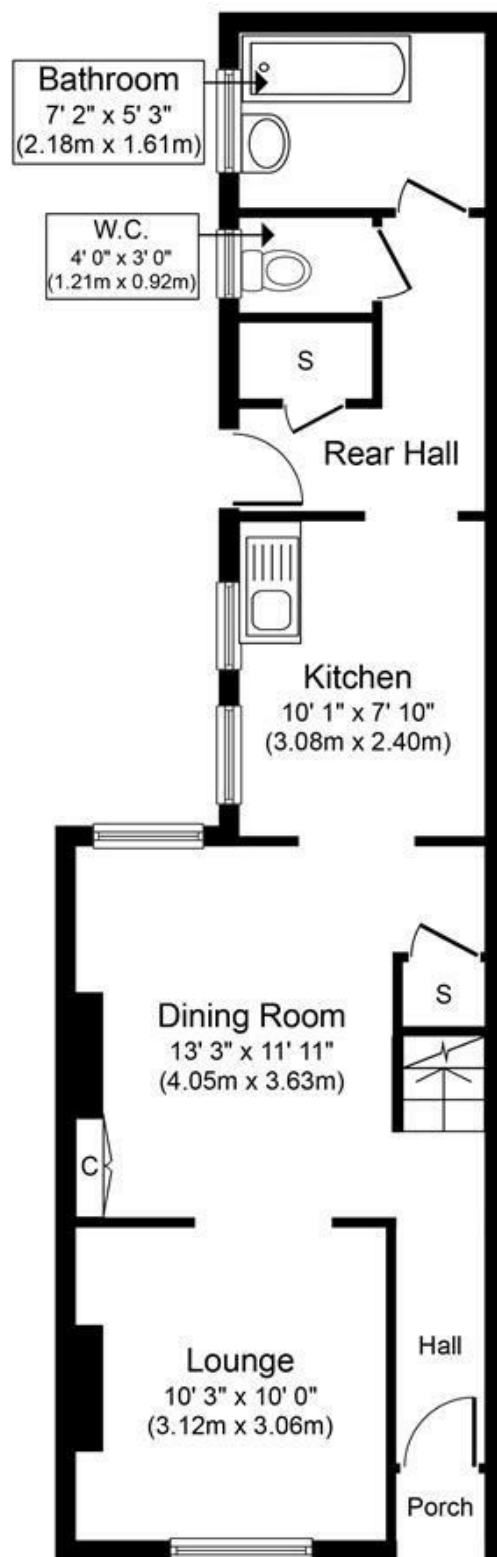
CASTLEFORD - 01977 558480

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.

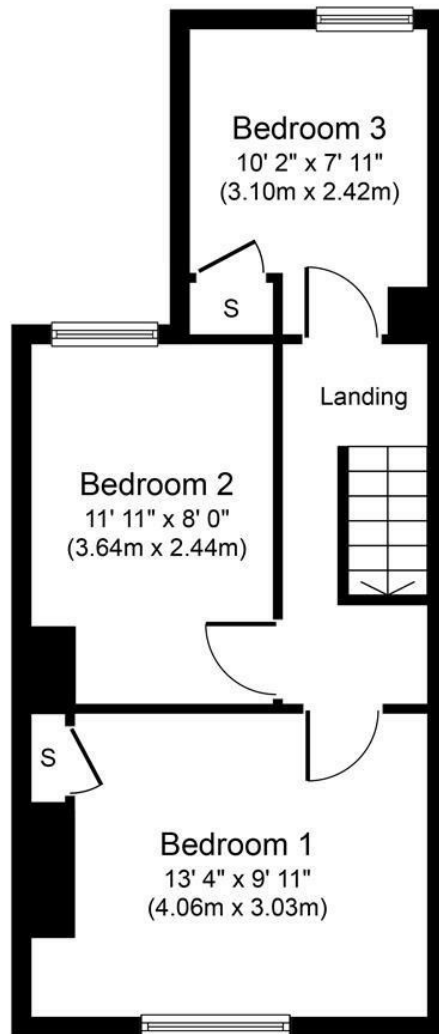




Ground Floor
Approximate Floor Area
498 sq. ft.
(46.3 sq. m.)

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. 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
374 sq.ft.
(34.8 sq.m.)

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