

# Park Row



**Millgate, Selby, YO8 3LL**

**Offers Over £110,000**



**\*\* SOLAR PANELS \*\* IDEAL FOR FIRST TIME BUYERS AND INVESTORS \*\*** Situated in the town of Selby, this mid-terrace property briefly comprises: Lounge, Kitchen, Hall and Shower whilst the First Floor offers two bedrooms. The property benefits from an enclosed rear courtyard. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**







## Property Summary

This mid-terrace home, close to Selby town centre offers an excellent opportunity for investors and first-time buyers alike. The property also benefits from a convenient setting close to local shops, schools, and commuter links, including access to road and rail connections ideal for travel to York, Leeds, and beyond.

The accommodation comprises a welcoming lounge diner, a modern kitchen, and shower room. Upstairs offers two double bedrooms. To the front, the home is set along a public footpath. To the rear, you'll find an enclosed courtyard, giving access to the service lane.

A key highlight of this property is the fully owned solar panels, neither leased or government granted. The new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the solar panels provide.

This is a fantastic opportunity for those seeking an affordable, low-maintenance home in a popular location with strong commuter access and excellent town centre amenities close by. Viewing is highly recommended.

## GROUND FLOOR ACCOMMODATION

### Lounge Diner

20'4" x 11'2" (6.22m x 3.41m)

### Breakfast Kitchen

11'6" x 10'2" (3.53m x 3.10m)

### Shower Room

5'11" x 5'10" (1.82m x 1.78m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

11'1" x 10'4" (3.40m x 3.17m)

### Bedroom Two

9'6" x 8'7" (2.91m x 2.63m)

## EXTERIOR

### Front

Direct access onto public pedestrian footpath.

### Rear

Enclosed courtyard with wrought iron pedestrian access gate giving access to service lane.

### Directions

Leave our Selby office on Finkle Street. Proceed to the bottom of the street turning left. After the bend, turn left onto Millgate. At the junction, turn right. The property can be clearly identified by our Park Row 'For Sale' board.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Solar Panels / 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire 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.

## 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 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.

## 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

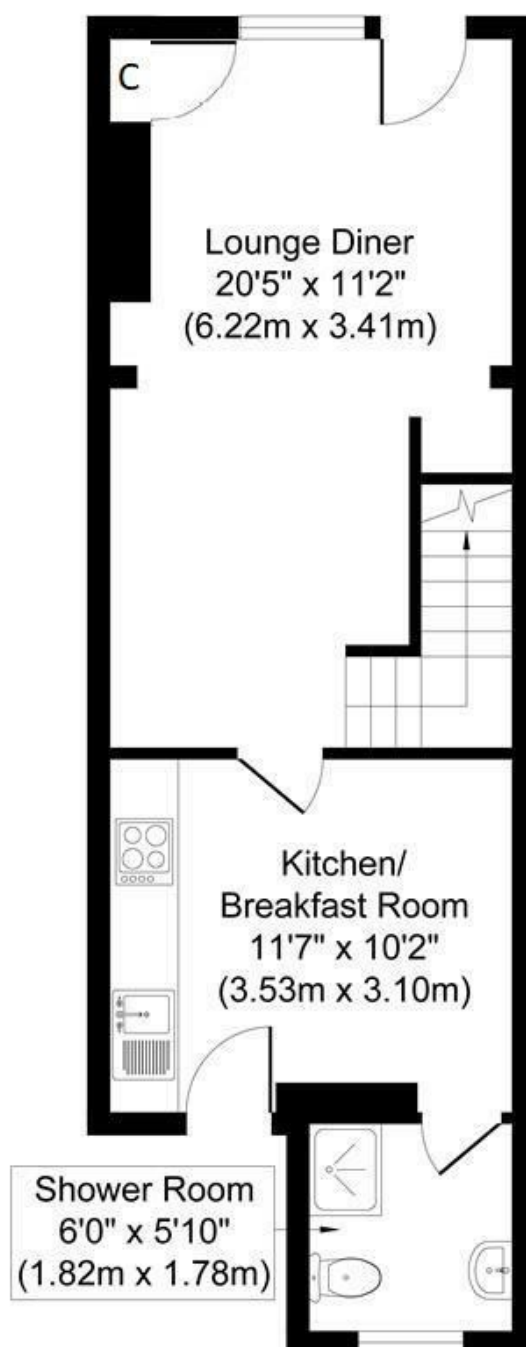
## VIEWINGS

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.



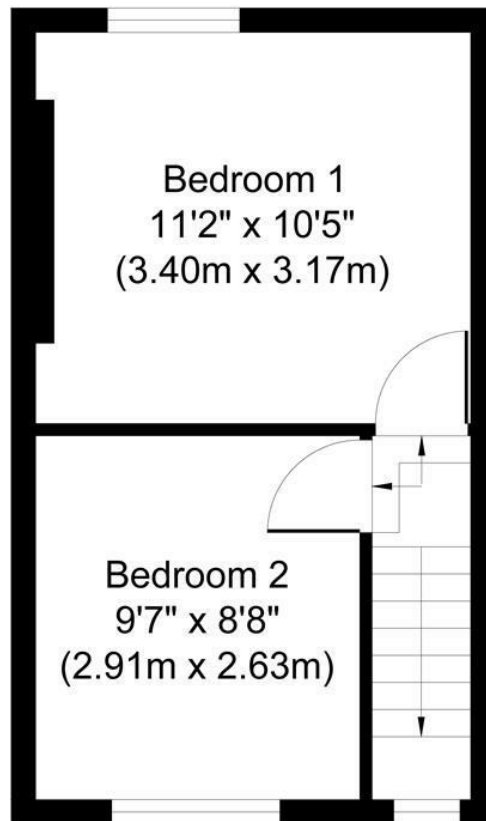




**Ground Floor**  
**Approximate Floor Area**  
**395 sq. ft**  
**(36.67 sq. m)**

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**  
**236 sq. ft**  
**(21.95 sq. m)**

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