

# Park Row



## Chapel House Court, Selby, YO8 4HN

Offers Over £130,000

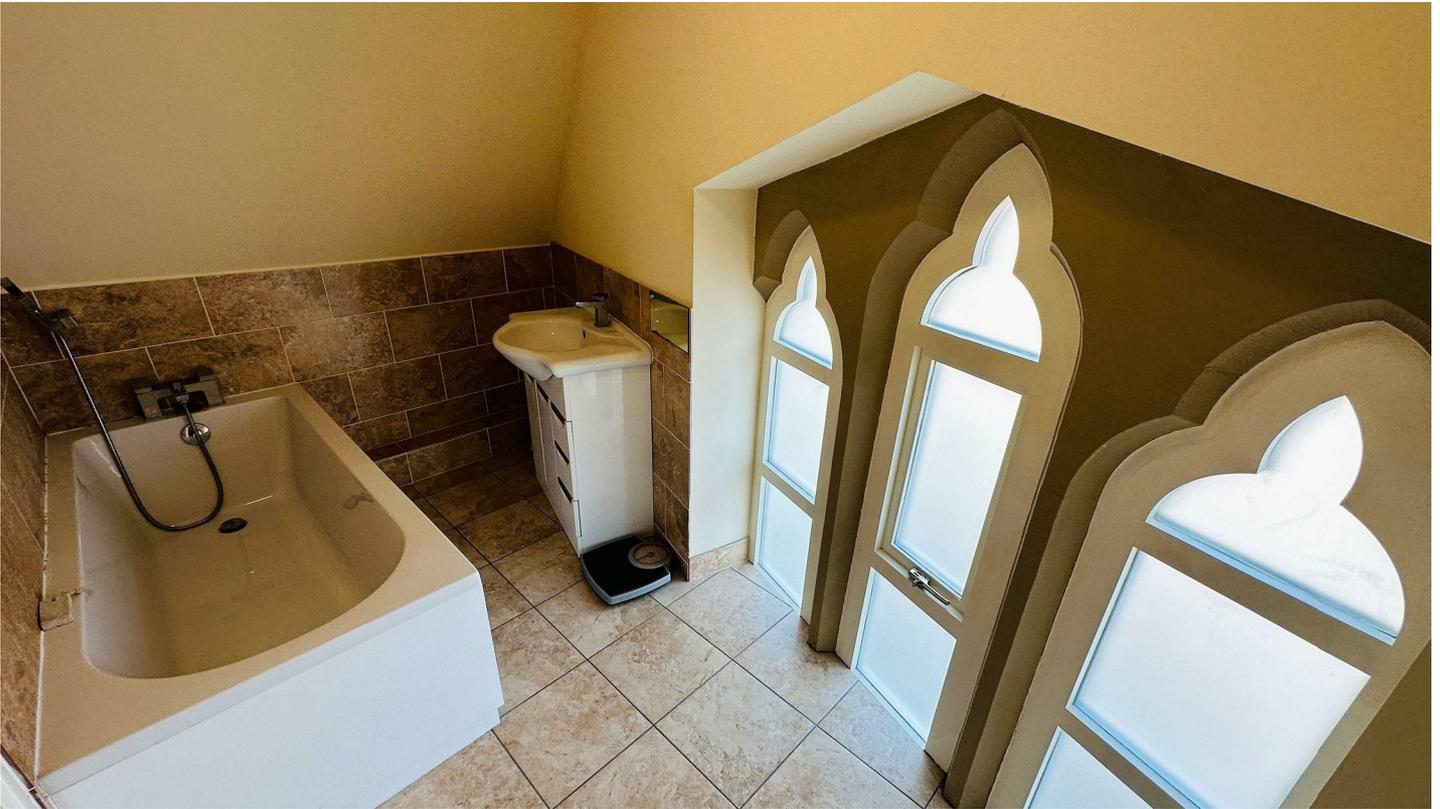


**\*\* FORMER CHAPEL \*\* CLOSE TO AMENITIES \*\*** Situated in the town centre of Selby, this one bedroom conversion of part of a chapel boasts original exterior features and briefly comprises: Hallway, Groundfloor w.c and Open Plan Living Kitchen Diner. To the First Floor is a Bedroom and Bathroom. Externally, the property benefits from having an allocated parking space. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND POSITION 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'.**









## Property Overview

This charming property is a unique conversion forming part of a former chapel, located in the highly convenient Chapel House Court, right in the heart of Selby town centre. It combines historic architectural character with practical modern living, making it an appealing option for first-time buyers, investors, or those seeking a low-maintenance central home with excellent commuter access. This home offers a rare blend of heritage charm (exposed brickwork, unique arched features) and everyday practicality in one of Selby's most central spots. The allocated parking is a major bonus in a town-centre location, and the compact yet cleverly designed layout suits single occupants or couples perfectly. The home offers a strong appeal for those who appreciate character properties without the maintenance of a larger period home. Viewing is highly recommended to appreciate the light, style, and original features firsthand.

## GROUND FLOOR ACCOMMODATION

### Hallway

16'0" x 6'0" maximum\* (4.88m x 1.83m maximum\*)

\*Being of irregular shape.

### Groundfloor W.C

5'1" x 3'1" (1.55m x 0.94m)

### Living Kitchen Diner

17'5" x 15'0" (5.32m x 4.59m)

## FIRST FLOOR ACCOMMODATION

### Bedroom

15'0" x 13'8" maximum\* (4.58m x 4.18m maximum\*)

\*Being of irregular shape.

### Bathroom

11'7" x 6'6" maximum\* (3.54m x 1.99m maximum\*)

\*Being of irregular shape.

## EXTERIOR

Tarmacked parking space.

## Directions

Chapel House Court, Brook Street is located just through the traffic lights at the Gowthorpe Junction within Selby Town centre. Continue along from Gowthorpe through the traffic lights in the direction of Doncaster. Turn right onto Chapel House Court and continue to the end of the road. The property is on the left hand side and can be identified by our Park Row 'For Sale' board.

## Agent Note

Please note photographs are taken from previous historical stock.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Electric Heaters

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.

## HEATING & APPLIANCES

The heating system and any appliances 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## **VIEWINGS**

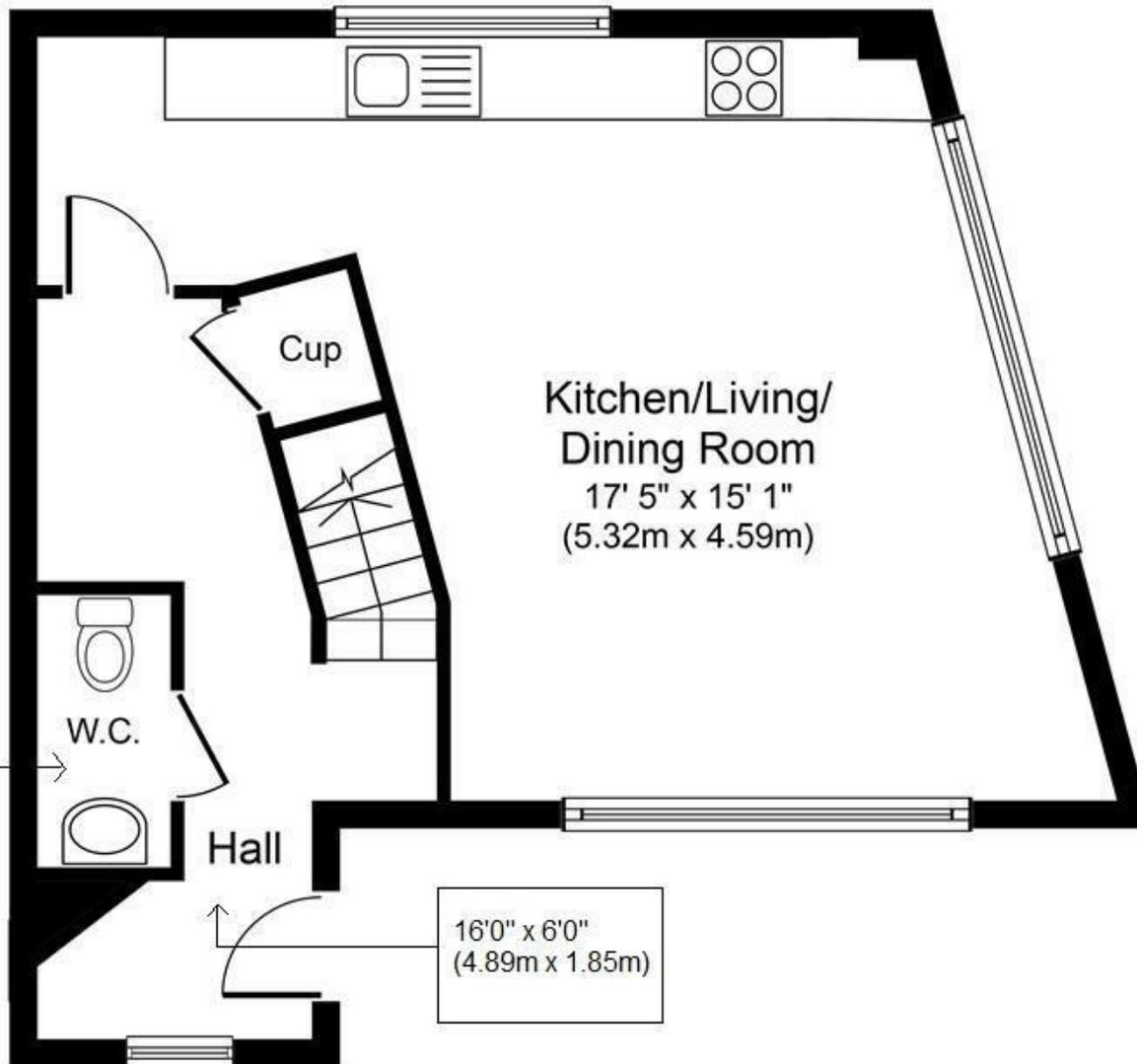
Strictly by appointment with the sole agents.

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.





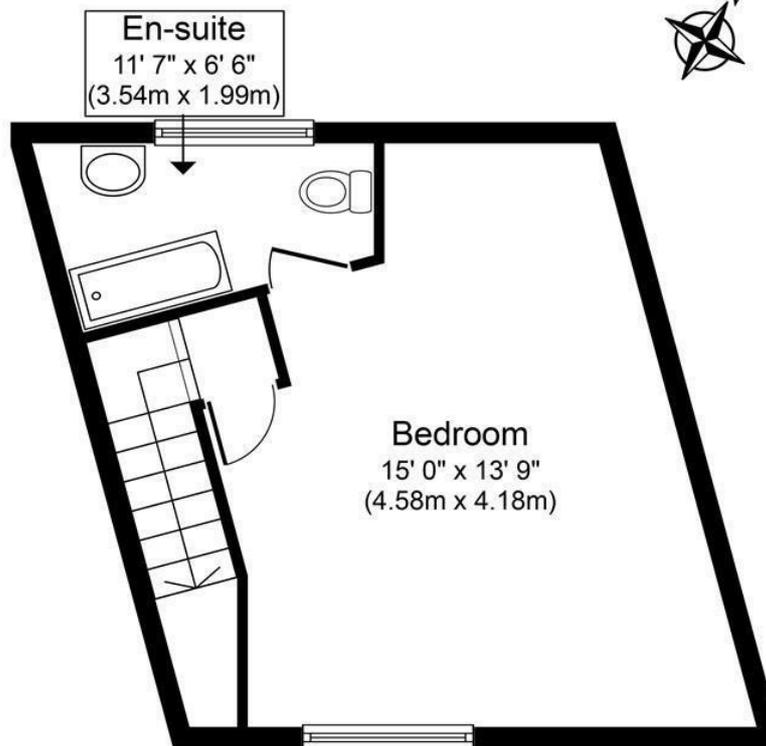
5'1" x 3'1"  
(1.57m x 0.96m)



### Ground Floor

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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
31-40 G		31-40 G	
Not energy efficient - higher running costs	91	Not environmentally friendly - higher CO <sub>2</sub> emissions	71
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC