

# Park Row



Denison Road, Selby, YO8 8DA

Offers Over £125,000



**\*\*IDEAL FOR FIRST TIME BUYERS AND INVESTORS\*\* ENCLOSED REAR GARDEN\*\*** Situated in a popular area of Selby, this mid terrace property briefly comprises: Lounge and Kitchen which opens onto rear garden 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 door with top section having double glazed frosted panels leading into:

### Entrance Porch

3'8" x 3'8" (1.14m x 1.12m)

UPVC skylight window to front elevation and tile effect flooring. Door leading into the:

### Lounge

14'11" x 14'7" (4.55m x 4.46m)



Multi fuel gas burner, inset fireplace with tiled hearth. UPVC double glazed windows to front elevation, central heating, storage cupboard, television and telephone points. Door leading into the:

### Kitchen

11'9" x 10'0" (3.59m x 3.07m)



Range of white fronted base and wall units, and one and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into wood effect laminated surface. Integrated electric oven and four ring ceramic hob with tiled splashback. Plumbing for washing machine, uPVC double glazed door and double glazed window and central heating heating radiator. UPVC door with top section having two frosted double glazed panels to rear elevation. Further skylight double glazed window over window rear door. Tiled effect cushion flooring. Stairs to First Floor Accommodation.



## FIRST FLOOR ACCOMMODATION

### Landing

UPVC double glazed rear window to rear elevation with shelving unit and loft access. Doors leading off.

### Bedroom One

11'9" x 10'1" (3.59m x 3.09m)



Inset feature fireplace, uPVC double glazed rear window to rear elevation and central heating radiator.



### Bedroom Two

14'5" x 8'5" (4.41m x 2.57m)



Inset feature fireplace, cream fronted built in wardrobe with chrome "T" bar handles. Front facing uPVC double glazed window to front elevation and central heating radiator.

## Bathroom

11'2" x 6'0" (3.42m x 1.85m)



White bath with chrome taps over, chrome shower and fittings, tiled to three quarter height. White low flush w.c with chrome fittings, white pedestal hand basin with chrome mixer tap over and tiled splashback. Electric shaver point, chrome heated towel rail and uPVC double glazed frosted window to front elevation. Tiled effect flooring and door into storage cupboard housing "Ideal" central heating boiler.

## Exterior

### Front Garden



Forecourt, pathway leading away from property and crushed decorative slate hardstanding. Boundaries defined by timber "picket" style fence.

## Rear Garden



Outdoor tap, crushed decorative slate patio area leading onto lawn, two brick built storage with uPVC windows. Fully enclosed with timber fencing and timber posts. Timber pedestrian access gate onto service lane at the rear of the property.





### 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

Band: A

### 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.

### LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, 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.

### 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

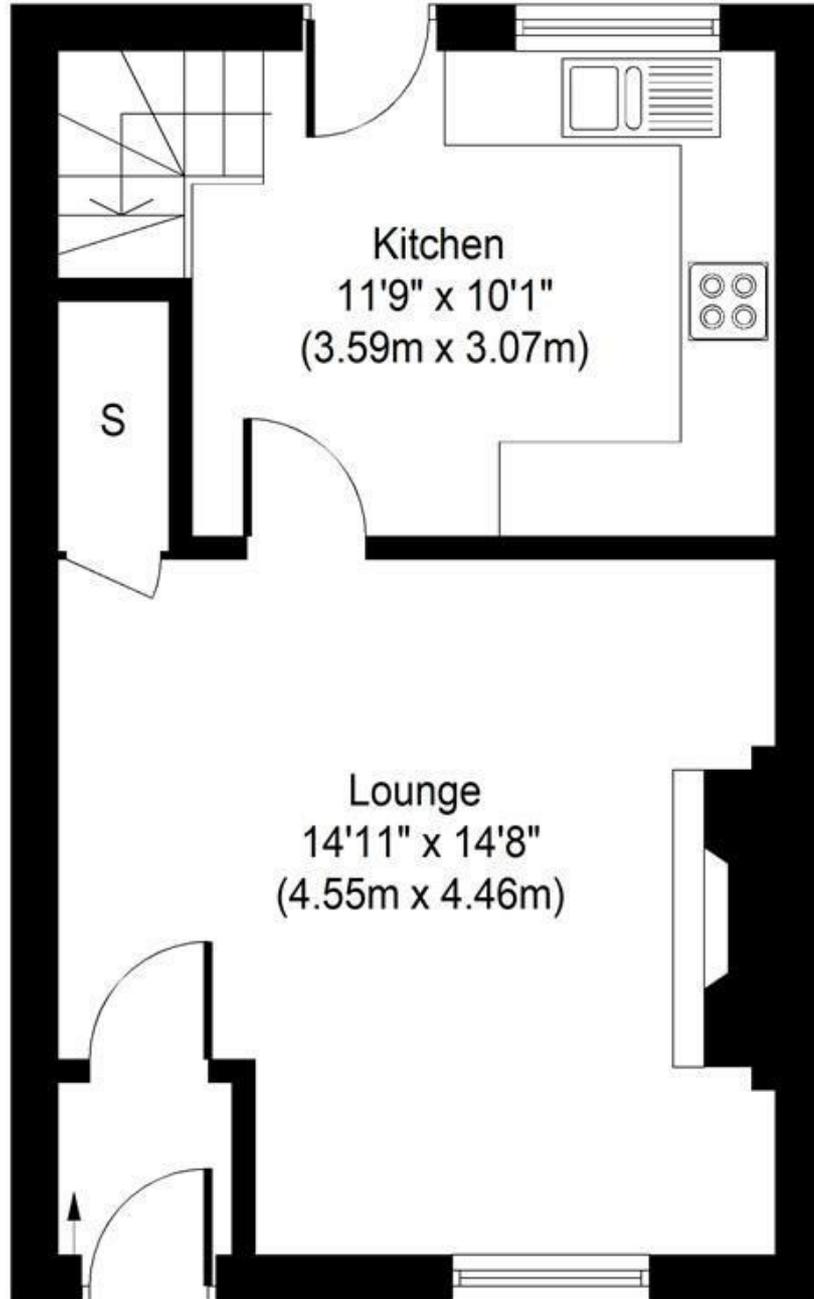
PONTEFRACT - 01977 791133

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.

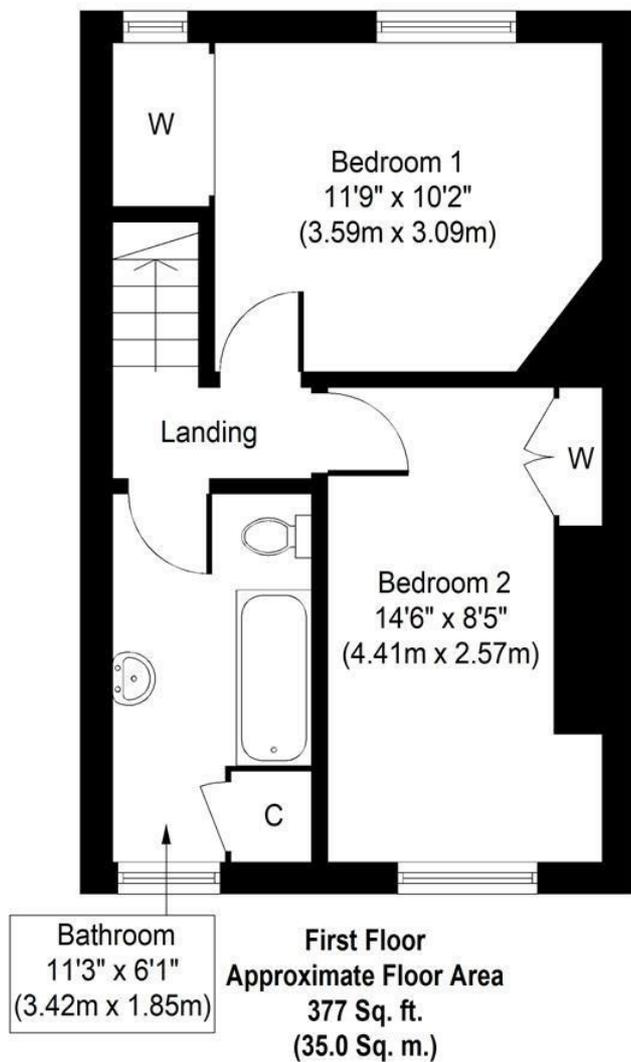


Hall  
3'9" x 3'8"  
(1.14m x 1.12m)

**Ground Floor**  
**Approximate Floor Area**  
**377 Sq. ft.**  
**(35.0 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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