

... Your proactive estate agent



44 Olympia Crescent, Selby, YO8 5AG
Offers Over £120,000

Park Row

**** MID TERRACE HOUSE ** THREE BEDROOMS ** CONSERVATORY ** ENCLOSED REAR GARDEN WITH OPTION TO RENT ADDITIONAL LAND TO EXTEND GARDEN **** The property is located within walking distance of Selby town centre and all associated local amenities. The property comprises: entrance hallway, lounge, kitchen, dining room and conservatory. To the second floor there are three bedrooms, shower room and W.C. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND LOCATION OF THIS PROPERTY. 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 top section having two double glazed frosted and leaded panels to the front elevation.

Entrance Hall

1.54 x 1.36 (5'1" x 4'6")

Stairs to first floor accommodation with hand rail. Telephone point. Door leading into:

Lounge

4.80 x 4.12 (15'9" x 13'6")

Feature fireplace, tiled back and hearth. UPVC double glazed bay window to the front elevation. Electric storage heater, television and telephone point. Door leading into:

Dining Room

3.71 x 2.91 (12'2" x 9'7")

UPVC double glazed tilt and slide patio door to rear elevation with full length uPVC double glazed unit next to it facing rear elevation going through into the conservatory. Electric storage heater and door leading off.

Kitchen

2.72 x 2.47 (8'11" x 8'1")

Range of wood grain effect base and wall units with bowed chrome handles. One and half bowl stainless steel sink with chrome mixer tap over set in to a marble effect laminate work surface with tiled splash back. Integrated brushed steel electric oven, four ring integrated electric hob with integrated electric extractor fan over benefitting form down lighting. Plumbing for washing machine, UPVC double glazed window to rear elevation, door to storage cupboard/panty to provide shelving and storage space.

Conservatory

2.95 x 2.27 (9'8" x 7'5")

UPVC double glazed tilt and slide patio door. Full length UPVC double glazed units to the rear, further UPVC double glazed windows to rear and side elevations side being frosted glass and electric storage heater.

FIRST FLOOR ACCOMMODATION

Landing

Loft access, doors leading off.

Bedroom One

3.86 x 3.40 (12'8" x 11'2")

Door going to over stairs built in wardrobe to provide hanging, shelving and storage space. UPVC double glazed window to the front elevation. Electric storage heater, television and telephone point.

Bedroom Two

3.20 x 2.81 (10'6" x 9'3")

UPVC double glazed window to rear elevation, television point and electric storage heater.

Bedroom Three

2.22 x 2.17 (7'3" x 7'1")

UPVC double glazed window to rear elevation.

Shower Room

2.04 x 1.44 (6'8" x 4'9")

Double shower cubicle with chrome trim sliding doors, white and chrome shower over and wet walled. Pedestal wash hand basin, chrome mixer tap over with tiled splash back. Extractor and ceiling heater.

W.C

1.16 x 0.75 (3'10" x 2'6")

White low flush w.c chrome fittings. UPVC double glazed frosted window to the rear elevation.

EXTERIOR

Front

Storm porch, decorative herringbone brick blocked path/forecourt area which is full enclosed with brick wall and coping. Outside electrical point. Decorative metal pedestrian access gate giving access to pedestrian footpath.

Rear

Outside tap, flagged patio areas on two levels. The garden is laid to lawn with herbaceous borders, fully enclosed with timber fence and concrete post, trellising and gravel boards. Further out building with pedestrian door and windows.

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.

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

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.

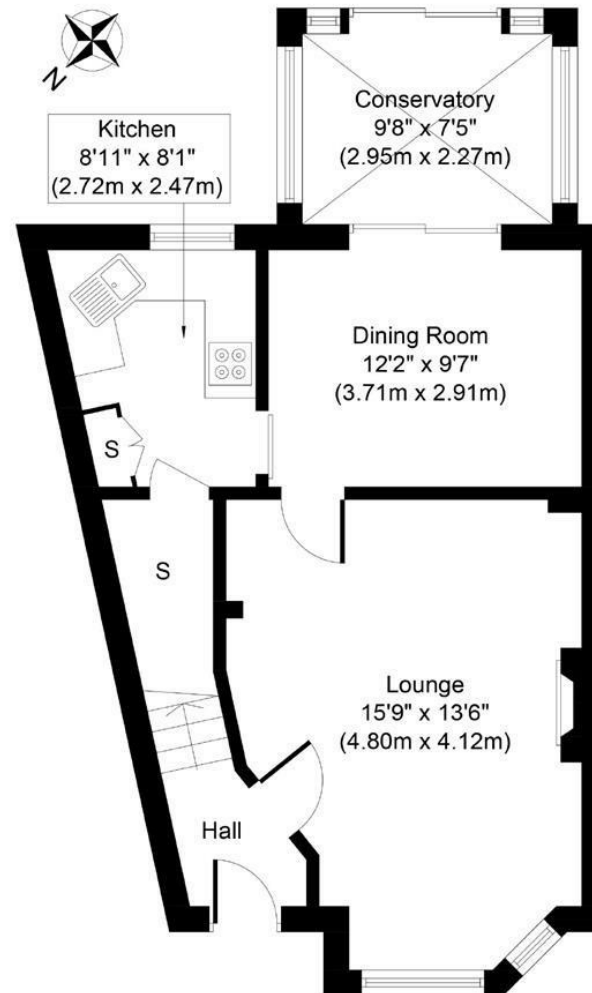
Making an Offer

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.



Ground Floor
Approximate Floor Area
554 Sq. ft.
(51.5 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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