

# Park Rôw



**Ryedale Way, Selby, YO8 9BP**

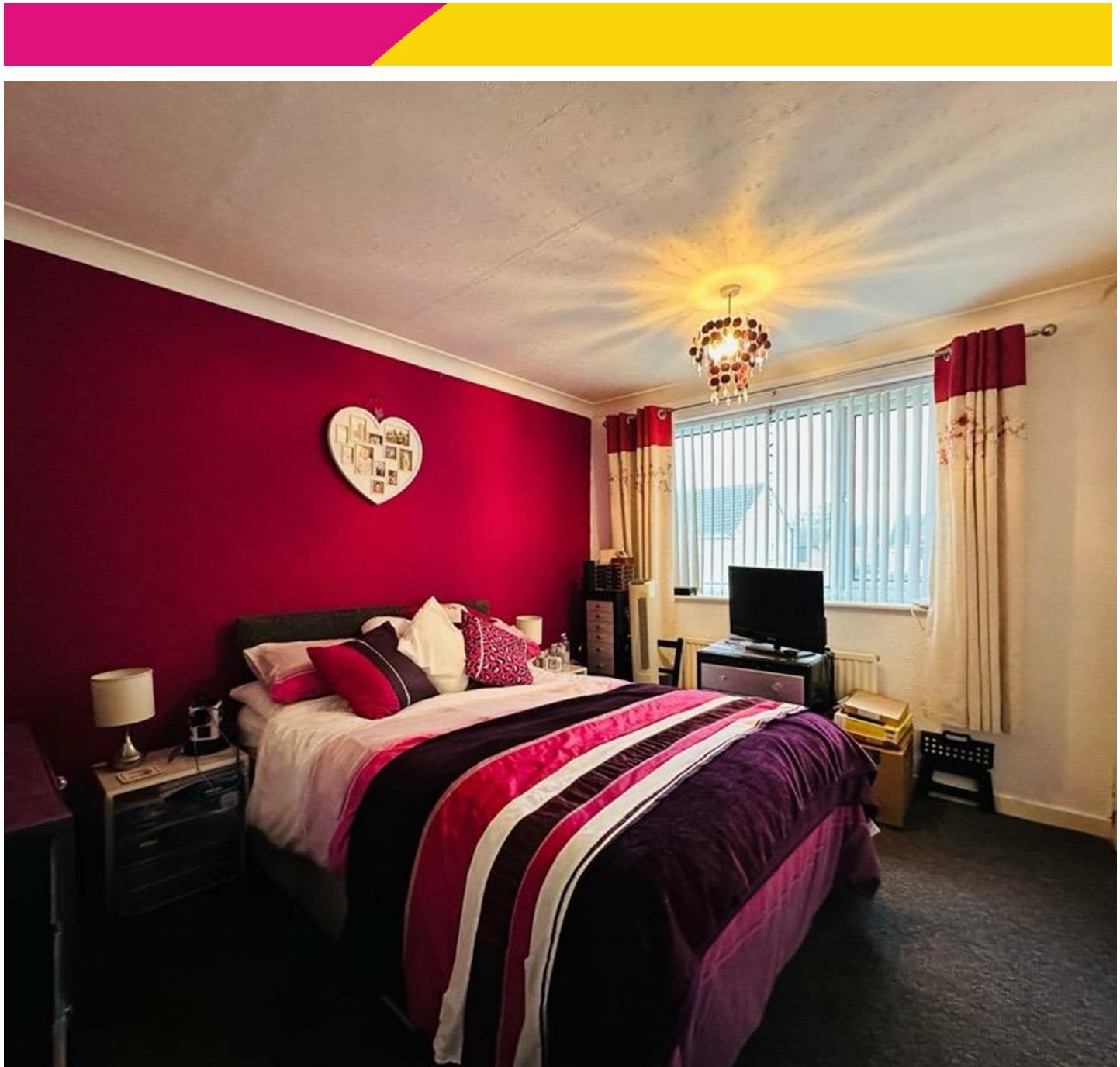
**Offers Over £180,000**



**\*\* OWNED SOLAR PANELS \*\* IDEAL FOR FIRST TIME BUYERS\*\*** Situated in Selby, this semi-detached property briefly comprises: Lounge, Kitchen, two Bedrooms and Bathroom. Externally the property benefits from off street parking and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. 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 OVERVIEW

Ideally positioned just off the ever-popular Westbourne Road on Ryedale Way, this attractive semi-detached home presents an excellent opportunity for family living. The property offers off-street parking to the front with a fully enclosed rear garden.

A standout feature of this home is the fully owned solar panel system — neither leased nor government granted. The new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the panels provide, making this a particularly energy-efficient and cost-effective choice.

To the rear, the fully enclosed garden ideal for relaxing and entertaining.

## GROUND FLOOR ACCOMMODATION

### Lounge

13'1" x 12'6" m (4.01m x 3.82 m)

### Kitchen

13'0" x 7'10" (3.98m x 2.40m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'6" x 11'8" (3.83m x 3.58m)

### Bedroom Two

9'3" x 6'8" (2.84m x 2.04m)

### Bathroom

6'4" x 5'6" (1.94m x 1.69m)

## EXTERIOR

### Front

To the front of the property is a lawned area and driveway for parking.

### Rear

The rear is fully enclosed with paved patio area and lawn with open views to the rear.

## DIRECTIONS

Travel out of Selby along the A19 Gowthorpe and at the Doncaster/Leeds Road crossroads bear left onto Doncaster Road. After the railway crossing turn left onto Westbourne Road. Take your 7th left onto Ryedale Way where the property can clearly be identified by our Park Row Properties 'For Sale' board.

## 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

Tenure: Freehold

Local Authority: North Yorkshire

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.

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Solar Panels / Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

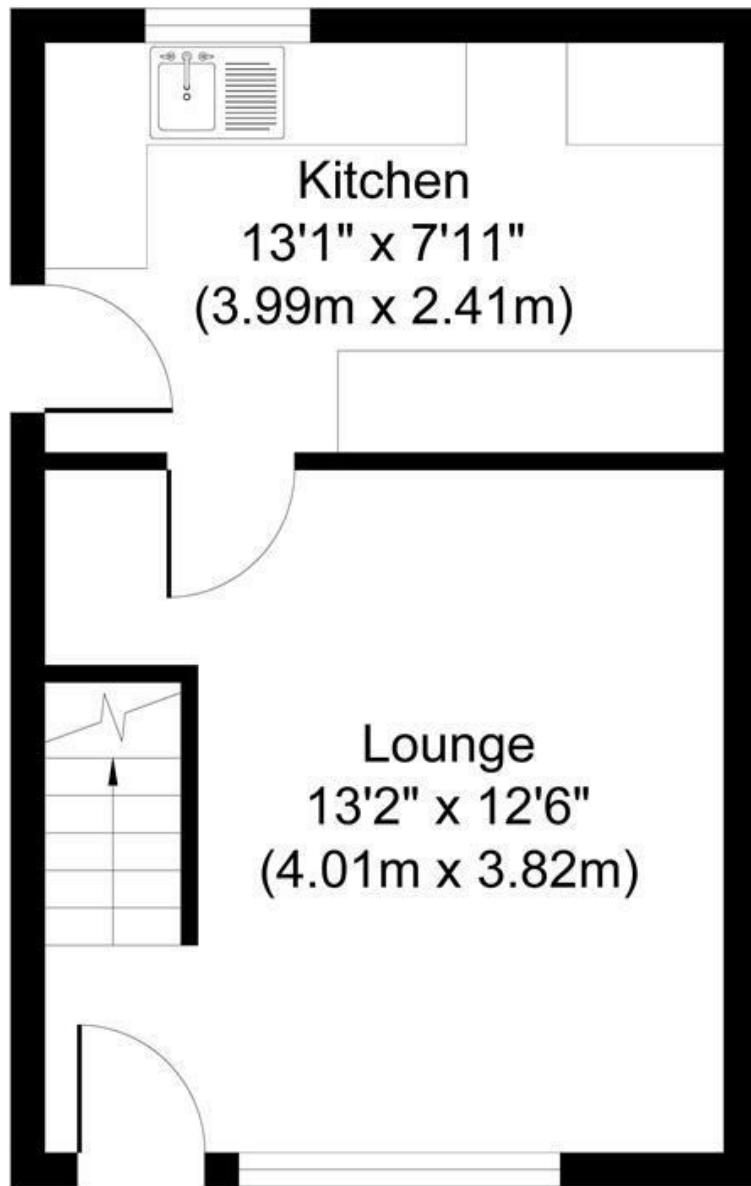
Mobile: 5G

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.

## **VIEWINGS**

Strictly by appointment with the sole agents.

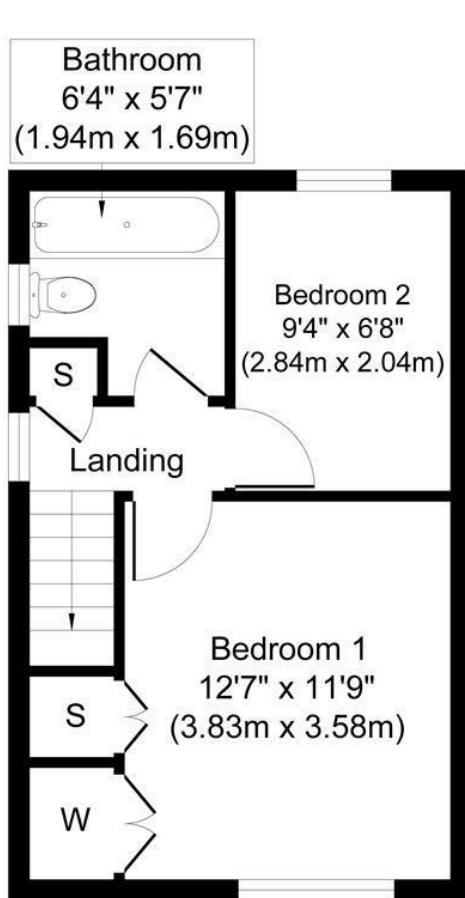
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



## Ground Floor Approximate Floor Area **280 sq. ft (26.01 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**  
**280 sq. ft**  
**(26.01 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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[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

Energy Efficiency Rating		
	Current	Target
Very energy efficient - lower running costs		
(A) plus A	82	86
(B) B		
(C) C		
(D) D		
(E) E		
(F) F		
(G) G		
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(A) plus A		
(B) B		
(C) C		
(D) D		
(E) E		
(F) F		
(G) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales      EU Directive 2002/91/EC

