Park Rôw

Portholme Road, Selby, YO8 4QQ

Offers Over £140,000

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** OWNED SOLAR PANELS ** IDEAL FOR FIRST TIME BUYER ** Situated close to Selby Town centre, this mid-terrace property briefly comprises: Entrance Hall, Lounge and Kitchen Diner. To the First Floor are two double Bedrooms and Bathroom. Externally the property benefits from enclosed rear garden and additional allocated parking space. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'

PROPERTY OVERVIEW

Situated in the heart of Selby Town Centre, this mid-terrace property offers excellent access to local amenities, schools, doctors, and both bus and train stations. Offered with no onward chain, it is an ideal purchase for first-time buyers, investors, or those looking to downsize while staying close to essential facilities.

The accommodation features a spacious lounge with stairs to the first floor, and a kitchen/diner with direct access to the enclosed rear garden. To the first floor are two double bedrooms and a family bathroom.

Externally, the property benefits from an allocated parking space, along with owned solar panels that enhance energy efficiency and help reduce running costs.

GROUND FLOOR ACCOMMODATION

Entrance Hall
3'3" x 2'11" (1.00m x 0.91m)

Lounge
17'5" x 11'6" (5.32m x 3.52m)

Kitchen Diner
11'6" x 9'0" (3.51m x 2.76m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One
11'6" x 11'1" (3.53m x 3.40m)

Bedroom Two
11'6" x 8'5" (3.51m x 2.58m)

Bathroom
7'11" x 5'6" (2.43m x 1.70m)

EXTERIOR

Front
Paved walkway leading to front garden.

Rear
Enclosed rear garden with paved and lawned areas.
Allocated parking for one car.

DIRECTIONS

From Gowthorpe head towards the Abbey on The Crescent and then turn right at the traffic lights onto Bawtry Road, before taking the slight right onto Park Street. Follow the road around as it blends into Portholme Road. The property can be clearly identified by a Park Row 'For Sale' board.

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Solar Panels/Mains
Heating: Gas
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 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

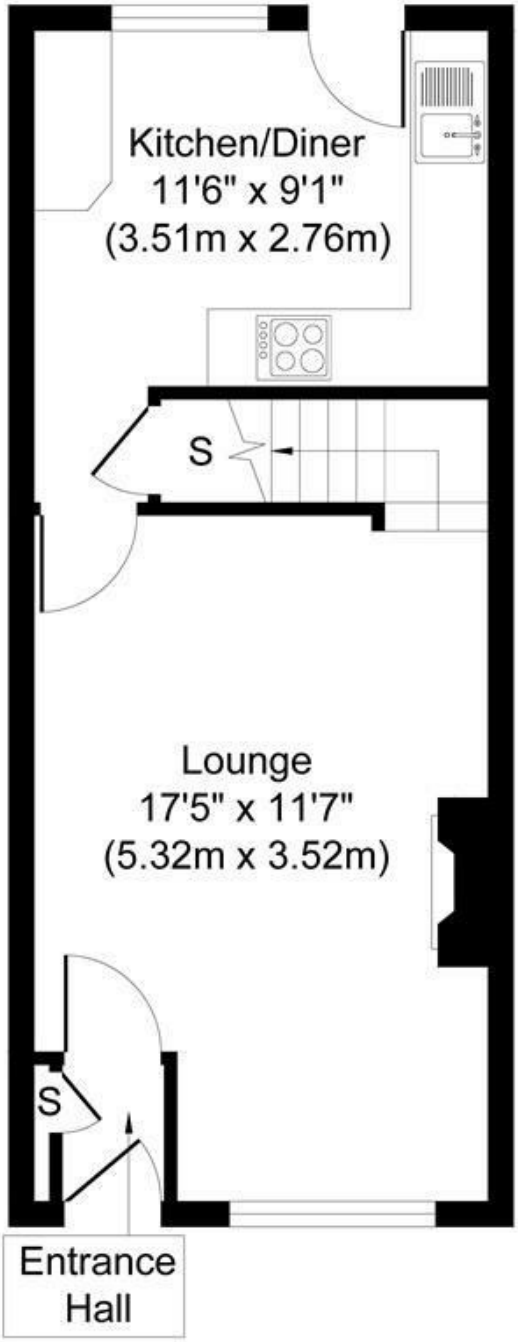
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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
344 sq. ft
(31.96 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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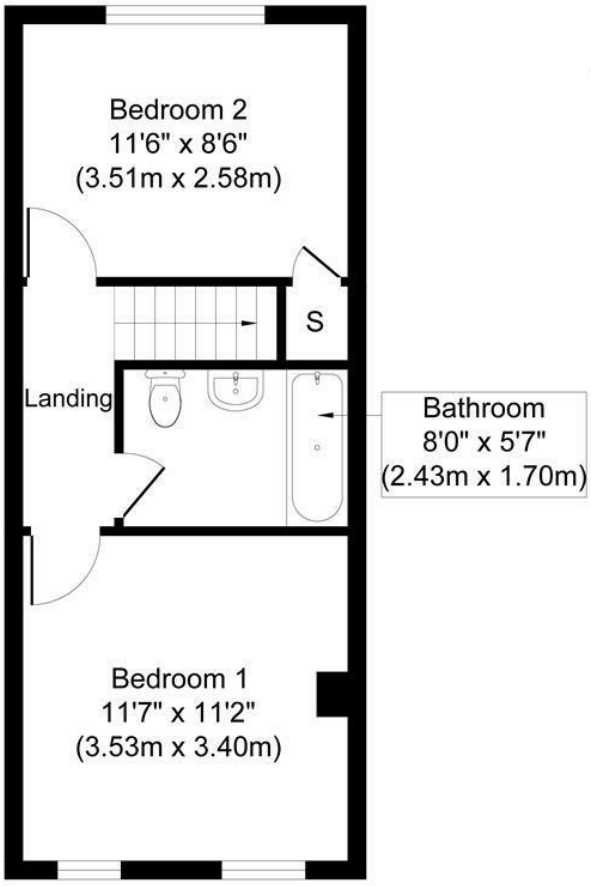

First Floor
Approximate Floor Area
344 sq. ft
(31.96 sq. m)

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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