

# Park Row



**Monk Lane, Selby, YO8 3NB**

**Offers Over £325,000**



**\*\* TWO GARAGES \*\* ENCLOSED REAR GARDEN WITH WOOD CABIN \*\*** Offering flexible living space, this semi-detached home, situated in the sought after location of Monk Lane, briefly comprises: Hall, Lounge, Kitchen Diner, Conservatory, two Bedrooms and Bathroom. Accessed from the rear: Utility leading into two garages. To the front of the property is ample parking with lawned area and access to the garages with the rear garden being fully enclosed, with patio areas and a delightful wood cabin, fully equipped and offering flexibility with options for generational living subject to relevant permissions. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE THIS PROPERTY HAS TO 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

Nestled in one of Selby's most desirable areas, right on the edge leading out towards Wistow and the beautiful surrounding countryside, this impressive home offers space, style, and versatility in equal measure.

Occupying a generous plot with two garages and excellent kerb appeal, the property is beautifully presented throughout. The welcoming lounge flows seamlessly into a modern kitchen diner, creating the perfect space for family living and entertaining, while the spacious conservatory provides an additional light-filled social area overlooking the garden.

Both bedrooms feature fitted wardrobes, and the front of the property offers ample off-street parking. Adding to the home's versatility is an additional attic room, accessed via the hallway, providing a perfect home office or creative space with views overlooking open fields, ideal for those working from home or seeking a peaceful retreat.

To the rear, the beautifully landscaped garden enjoys multiple patio areas ideal for relaxing or hosting guests.

The real showstopper is the 7m x 4m wood cabin, a superb, fully equipped space complete with kitchen units, sink and drainer, and a w.c with plumbing for a shower. Currently used as a hobby room, it offers endless potential; it could easily be transformed into a home office, or studio and with the necessary permissions a guest annexe.

## GROUND FLOOR ACCOMMODATION

### Porch

7'0" x 3'4" (2.15m x 1.03m)

### Hall

16'3" x 10'4" (4.97m x 3.16m)

### Lounge

16'11" x 16'0" (5.17m x 4.88m)

### Kitchen Diner

18'9" x 10'11" (5.72m x 3.35m)

### Conservatory

18'6" x 9'3" (5.64m x 2.83m)

### Bedroom One

12'8" x 12'7" (3.88m x 3.85m)

### Bedroom Two

11'3" x 8'9" (3.43m x 2.69m)

### Bathroom

8'4" x 7'7" (2.55m x 2.33m)

### Utility

8'9" x 8'5" (2.67m x 2.57m)

## FIRST FLOOR ACCOMMODATION

### Attic Room

13'6" x 12'9" (4.13m x 3.89m)

### W.C.

8'2" x 4'6" (2.51m x 1.38m)

## EXTERIOR

### Garage One

22'0" x 9'0" (6.73m x 2.75)

With door leading into:

### Garage Two

21'8" x 9'9" (6.61m x 2.99m)

### Front

Access onto driveway providing off street parking for multiple vehicles leading to two garages and additional gravelled area for additional parking. The front is laid to lawn with with boarders. Decorative wrought iron vehicular access gates giving access into the rear.

### Rear

The rear is well established and beautifully landscaped with patio areas both near the property and to the bottom of the garden. Access to the cabin.

### Cabin

22'11" x 13'1" (7.00m x 4.00m)

Currently used as a hobby room, this cabin is complete with kitchen units with sink and drainer, w.c. and option to install a shower. The cabin is fully insulated and complete with power, lighting and water. With relevant planning permission, the cabin offers multiple options including being converted into an annexe.

### Directions

Head north east on Finkle Street toward Micklegate take the 1st left to stay on B1223 at the roundabout, take the 2nd exit onto Millgate continue to follow B1223 at the roundabout, take the 3rd exit onto Monk Lane and the property can be clearly identified by our Park Row 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County

Tax Banding: C

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: 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

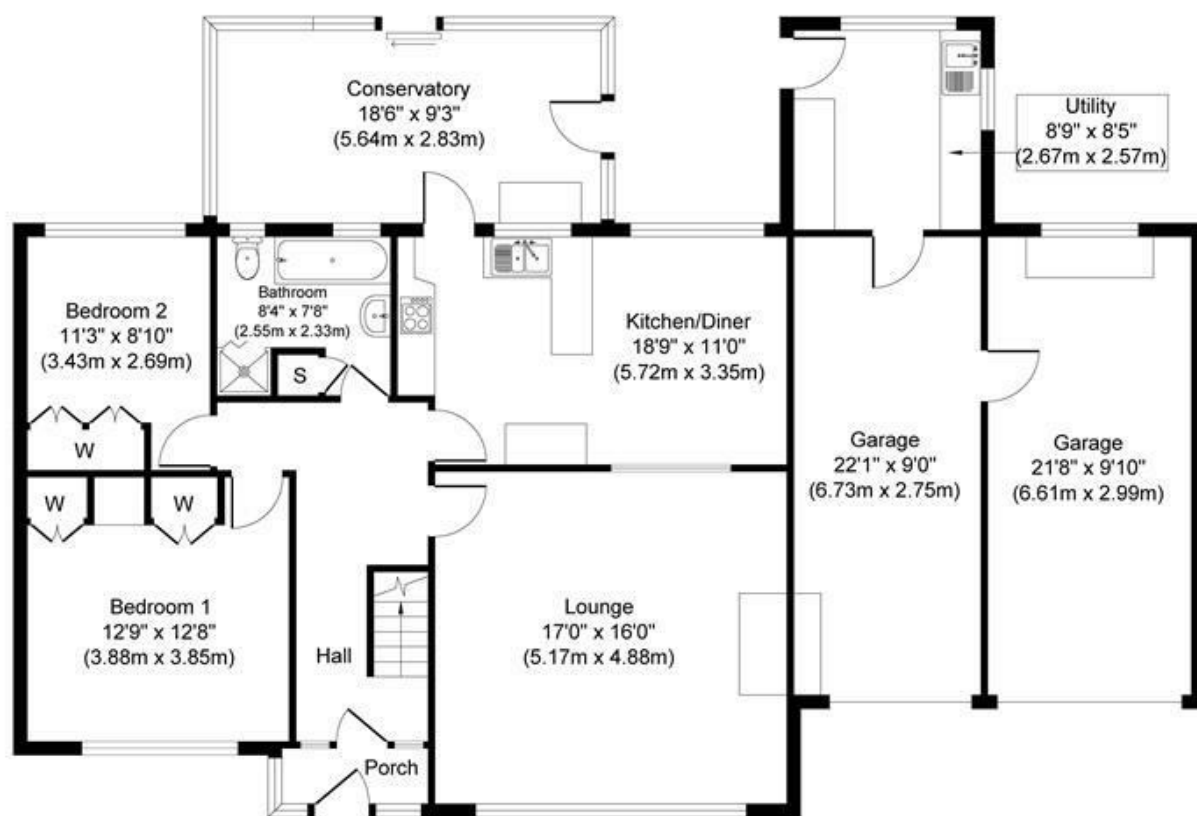
CASTLEFORD - 01977 558480

## 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.



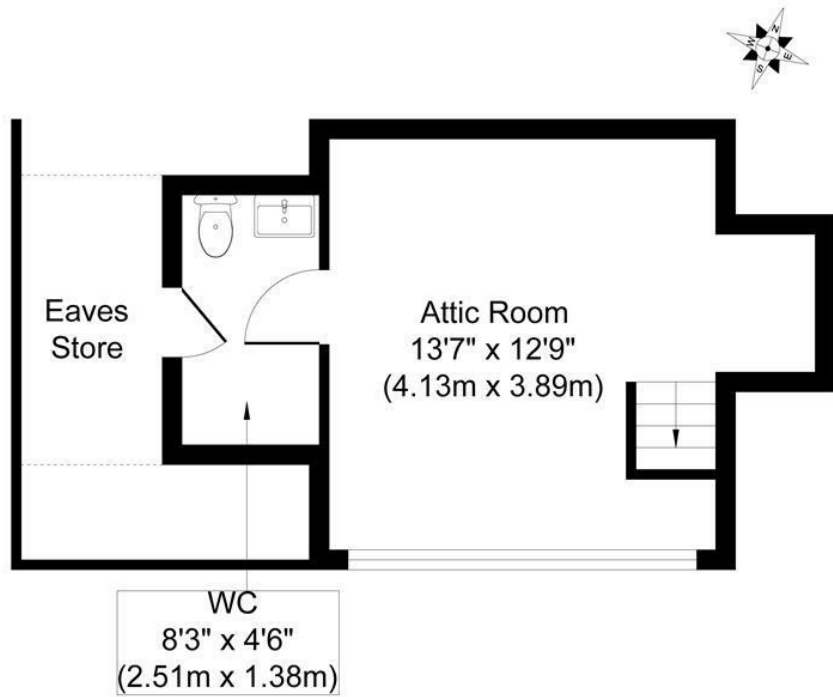


**Ground Floor**  
**Approximate Floor Area**  
**1667 sq. ft**  
**(154.88 sq. m)**

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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**Attic Floor**  
**Approximate Floor Area**  
**228 sq. ft**  
**(21.16 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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