

Park Row



Flaxley Road, Selby, YO8 4XG

Offers Over £170,000



**** NO UPWARD CHAIN ** OFF STREET PARKING **** Situated in a popular area of Selby, this semi-detached property briefly comprises: Hall, Lounge and Kitchen Diner. To the First Floor, there are three bedrooms and Bathroom. Externally, the property offers off street parking and rear garden with flagged patio area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**









PROPERTY OVERVIEW

This well-presented home on Flaxley Road offers comfortable family accommodation in a popular residential area of Selby. Benefiting from off-street parking and offered for sale with no onward chain, the property is ready to move into with vacant possession. Internally, it features three good-sized bedrooms alongside practical living spaces suited to modern family life.

Selby is a vibrant market town with excellent local amenities, including supermarkets, independent shops, cafes, pubs, and a weekly market in the town centre. Selby Abbey, a stunning historic landmark, is close by, complemented by pleasant riverside walks along the River Ouse and the green open spaces of Selby Park. The area provides strong schooling options, with Selby Community Primary School located on Flaxley Road itself, and good transport links via bus and road for easy commuting to York (approx. 12 miles), Leeds, and Hull.

An ideal opportunity for first-time buyers, growing families, or those seeking a convenient, chain-free purchase in a sought-after location.

GROUND FLOOR ACCOMMODATION

Hall

9'0" x 6'4" (2.75m x 1.94m)

Lounge

17'8" x 13'3" (5.39m x 4.04m)

Kitchen Diner

18'0" x 8'0" (5.49m x 2.46m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

11'8" x 9'10" (3.56m x 3.02m)

Bedroom Two

11'5" x 11'3" (3.49m x 3.45m)

Bedroom Three

8'6" x 8'1" (2.60m x 2.48m)

Bathroom

6'2" x 5'9" (1.88m x 1.77m)

EXTERIOR

Front

Lawned section and access to off street parking to the side of the property leading to:

Rear

Laid to lawn with flagged patio area.

Directions

From our Selby office turn left and head towards Gowthorpe. Turn right onto Gowthorpe and turn right at the traffic lights/crossroads onto Scott Road. Continue over the first roundabout, then take the left at the second roundabout onto Flaxley Road. continue on past the CO-OP supermarket and straight over the next roundabout. 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 County 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: 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.

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

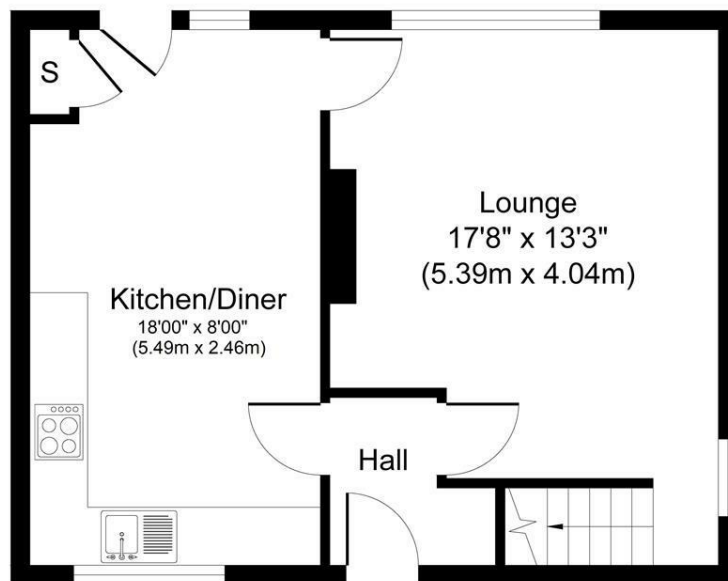
CASTLEFORD - 01977 558480

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.

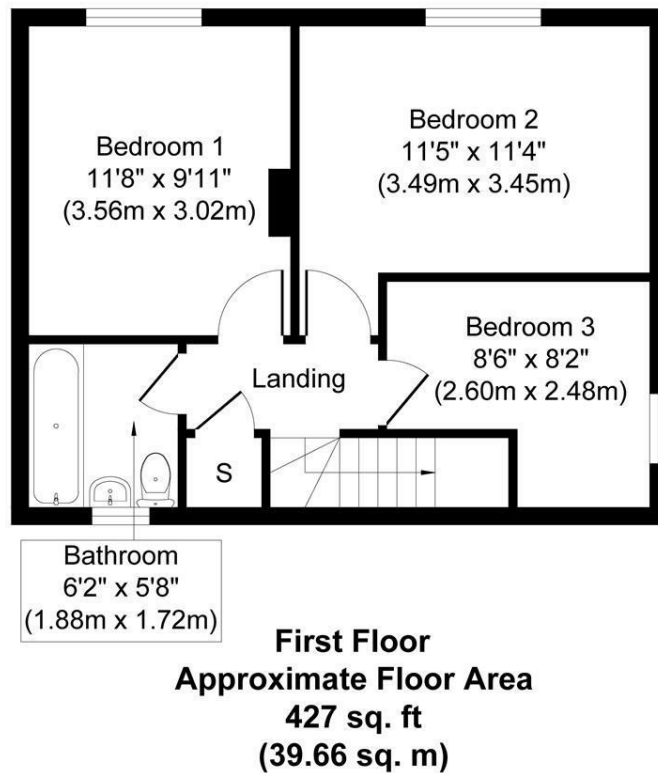




Ground Floor
Approximate Floor Area
427 sq. ft
(39.66 sq. m)

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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