

...Your proactive estate agent



28 Oak Way, Selby, North Yorkshire, YO8 8RL
Offers Over £100,000



****NO CHAIN** CLOSE TO SELBY CENTRE** PARKING SPACE ** IDEAL FOR FIRST TIME BUYER/ INVESTMENT ****Situated in Selby this one bedroom property briefly comprises; entrance hall, lounge, kitchen, downstairs w.c, bedroom and bathroom. **** 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'**



GROUND FLOOR ACCOMMODATION

Entrance

Composite panel effect door, top section having two double glazed frosted panels to side elevation which leads into the:

Entrance Hallway

6'7" x 3'0"

Doors leading off.

Downstairs W.C

6'0" x 2'10"

White low flush w.c with chrome fittings, white pedestal handwash basin with chrome taps and tiled mosaic splash back. UPVC double glazed frosted window to side elevation, central heating radiator and tiled flooring.

Kitchen

8'8" x 6'4"

Range of base and wall units, maple effect shaker style with brushed chrome bow handles. Single bowl stainless steel sink and drainer unit with chrome mixer tap set into granite effect work surface with tiled splash back. Brushed steel integrated electric oven with integrated four ring gas hob and electric extractor fan benefitting from downlighting. There is plumbing for washing washing. UPVC double glazed window to front elevation, central heating radiator and tiled flooring.

Lounge

16'9" (in to bay) x 10'2"

Feature fireplace, UPVC double glazed bay window to front elevation, television and telephone point, central heating radiator. There are stairs leading to first floor accommodation with balustrade and spindles.

FIRST FLOOR ACCOMMODATION

Landing

Loft access, central heating radiator, uPVC double glazed window to the side elevation, balustrade and spindles. Door into cupboard which houses the boiler and provides storage space. Further doors leading off.

Bedroom

15'2" x 10'6"

Door off into overstairs wardrobe which provides hanging and shelving space. UPVC double glazed window to front elevation, central heating radiator and television point.

Bathroom

8'7" x 6'5"

White panel bath with chrome mixer tap, chrome shower attachment over. The shower area is tiled to ceiling height with the rest of the room being tiled to mid height. White low flush w.c with chrome fittings, white pedestal handwash basin with chrome mixer tap. Electric shaver point and extractor fan. UPVC double glazed frosted window to front elevation, central heating radiator and tiled flooring.

EXTERIOR

Front

Flagged pathway running along the front of the property with decorative stone border. Lawned area and outside tap. There is an allocated parking space. Shared pathway running along the side of the property to the entrance door with storm porch, this path then continues to timber pedestrian access gate to give access to the:

Rear

The garden is mainly laid to lawn with a flagged patio area and stone borders and is fully enclosed.

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.

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.

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.

OPENING TIMES

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:

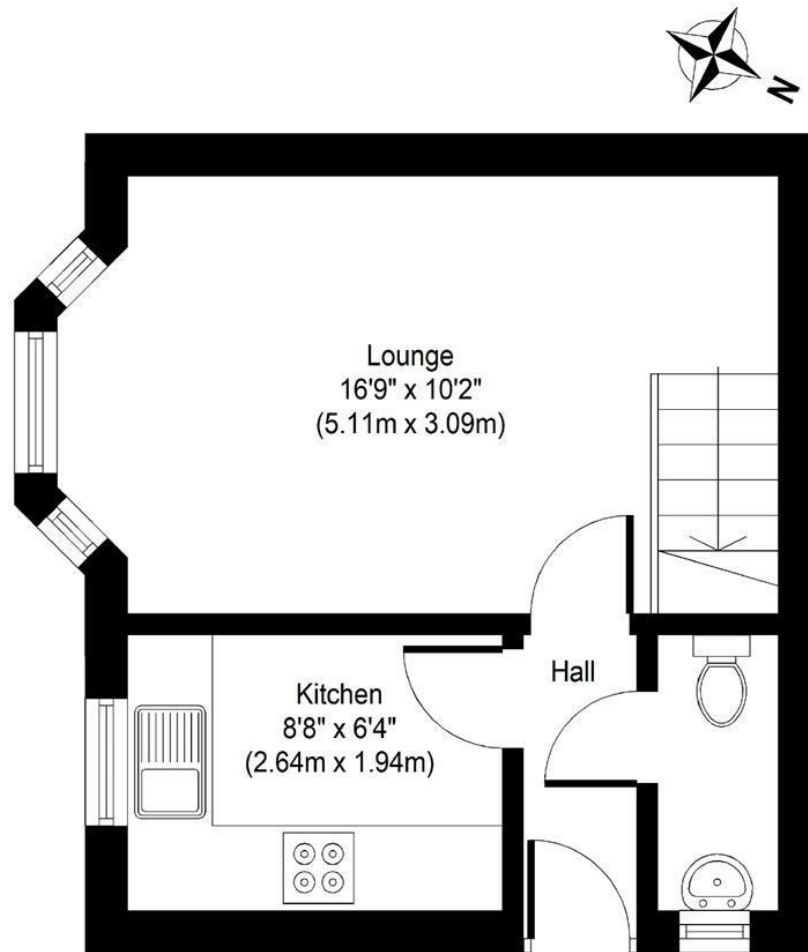
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
267 Sq. ft.
(24.8 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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