

# Park Rôw



**Robert Street, Selby, YO8 4DY**

**Offers Over £80,000**



\*\* ALLOCATED PARKING SPACE \*\*GREAT COMMUTER LINKS\*\*. This terrace property briefly comprises: entrance porch, living room and kitchen. To the first floor are two bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND POTENTIAL OF THE PROPERTY ON 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'.



## GROUND FLOOR ACCOMMODATION

### Entance

Timber door giving access to:

### Porch

Leading directly into:

### Living Room

12'11" x 11'5" (3.96m x 3.49m)



Feature fireplace with gas fire sat on a stone effect hearth with stone effect mantle and surround. Single glazed multi panel windows to the front elevation with secondary glazing, central heating radiator with decorative radiator cover. Doorway provides access to:

### Kitchen

10'4" x 8'5" (3.17m x 2.57m)



Having a range of fitted base and wall units with granite effect laminated work tops. Green inset four ring ceramic hob and matching electric oven. Stainless steel sink and drainer with mixer tap over, space and plumbing for automatic washing machine and UPVC double glazed window to the rear elevation. Glazed timber door leading to the rear elevation. Open access to understairs storage cupboard with shelving and stairs leading to the first floor accommodation.

## FIRST FLOOR ACCOMMODATION

### Landing

5'8" x 2'5" (1.73m x 0.76m)

Having water cylinder storage cupboard and loft access hatch. Doors leading off.

### Bedroom One

12'11" x 11'4" (3.96m x 3.46m)



Having a multi panel single glazed window to the front elevation with secondary glazing and electric storage heater.

### Bedroom Two

10'1" x 5'7" (3.09m x 1.72m)



UPVC double glazed window to the rear elevation, electric storage heater and single glazed window looking into the bathroom.

## Bathroom

6'11" x 4'5" (2.13m x 1.36m)



Having a three piece suite comprising: bath with wooden side panel and electric shower over, sink with ceramic tiled splashback, shelf and mirror and close coupled w.c. The walls are part tiled.

## EXTERIOR

### Front



Gravelled buffer garden area.

## Rear



Concrete yard which is fence divided from its neighbours and opening gives access rear.



## Directions

From our Selby office, cross the road to the passage way. This leads onto Robert Street where the property can be clearly identified by our Park Row Properties For Sale board.

## AGENTS NOTE

DISCLAIMER: This property is associated with an employee of Park Row Properties.

## TENURE

FREEHOLD

## TENURE AND COUNCIL TAX

The Tenure and Council 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.

## 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 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.

### **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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

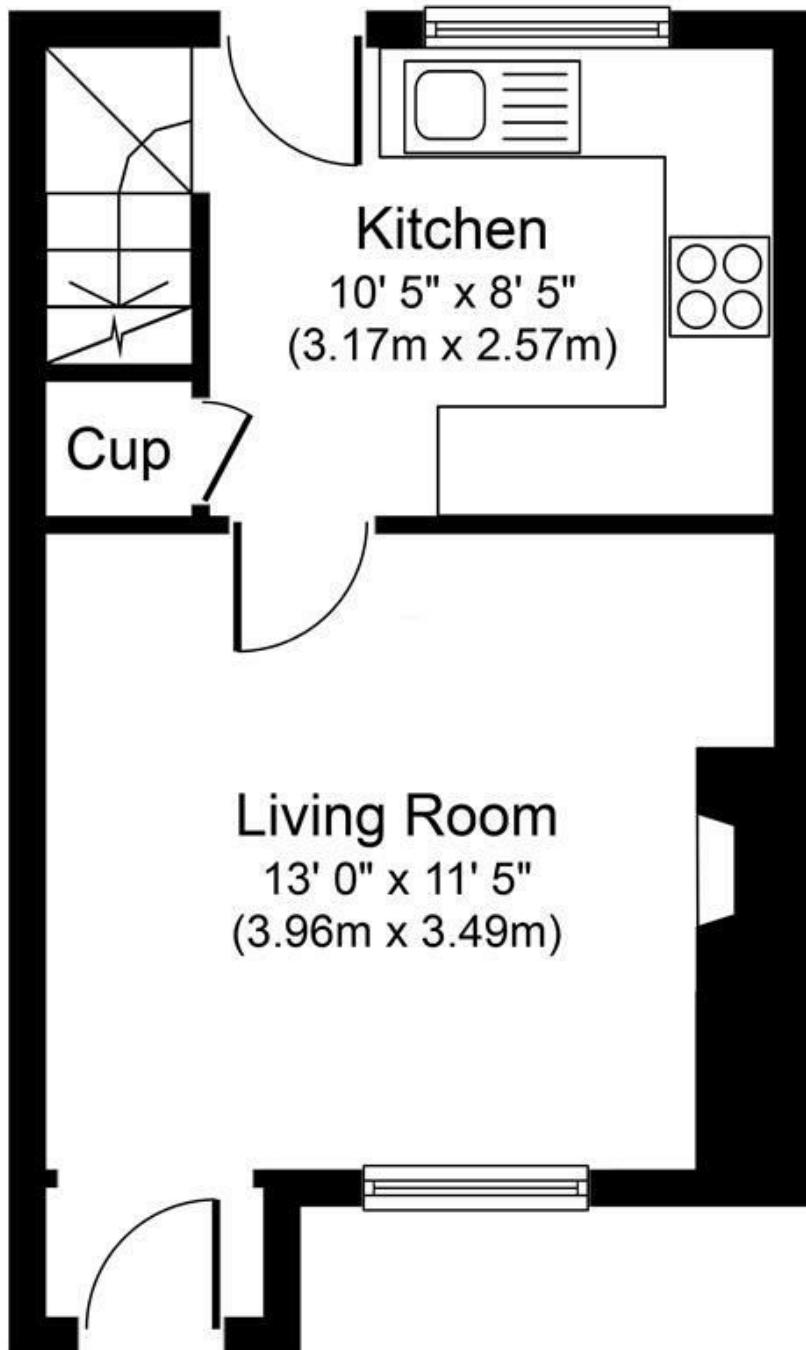
### **LOCAL AUTHORITY: SELBY DISTRICT COUNCIL**

COUNCIL TAX BAND-E

### **VIEWINGS**

Strictly by appointment with the sole agents.

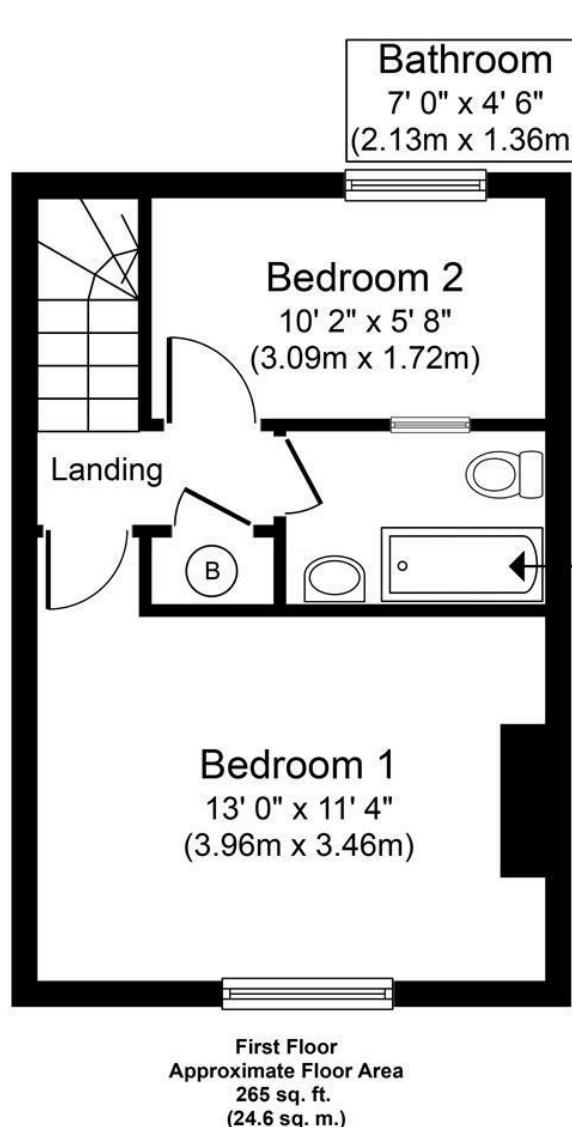
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**276 sq. ft.**  
**(25.6 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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Energy Efficiency Rating		
	Current	Target
Very energy efficient - lower running costs		
(A) plus A	93	
(B) (A)		
(C) (B)		
(D) (C)		
(E) (D)	48	
(F) (E)		
(G) (F)		
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) (A)		
(C) (B)		
(D) (C)		
(E) (D)		
(F) (E)		
(G) (F)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC