

# Park Row



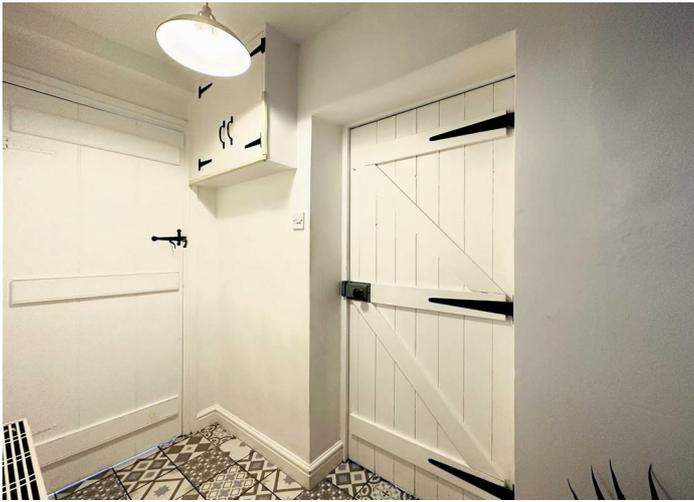
**Shipyard Road, Selby, YO8 8BW**

**Offers Over £150,000**



**\*\*SOUTH FACING REAR GARDEN\*\*TRADITIONAL FEATURES\*\*** This semi detached property in a unique position in Selby comprises of Hall, Lounge, Kitchen/Diner, and Utility. To the First Floor are two Bedrooms and Bathroom. Externally, the property has an enclosed rear garden with decking, and views over the river and canal to the front. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE 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'**



















## PROPERTY OVERVIEW

Situated in a unique and picturesque part of Selby, this charming semi-detached property enjoys attractive views towards the canal and river, offering a peaceful setting while remaining conveniently located for local amenities. The ground floor accommodation comprises an entrance porch leading into a welcoming hallway, a comfortable lounge, and a spacious kitchen diner ideal for everyday living and entertaining. A separate utility room provides additional practicality and storage. To the first floor, the property offers two well-proportioned bedrooms along with a family bathroom. Externally, the home enjoys pleasant views over the canal and river, creating a particularly appealing outlook. To the rear is a fully enclosed garden featuring decking, providing an excellent space for outdoor dining and relaxation. The property also includes a useful external store room and multi-fuel stove that provides heating for the whole property. Overall, this property presents a wonderful opportunity for those seeking a home in a distinctive waterside setting with well-balanced accommodation both inside and out.

## GROUND FLOOR ACCOMMODATION

### Porch

4'9" x 4'5" (1.47m x 1.37m)

### Hall

7'9" x 5'0" (2.38m x 1.53m)

### Living, Kitchen Dining Room

22'0" x 16'4" (6.71m x 4.98m)

### Utility

8'5" x 4'3" (2.58m x 1.32m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

15'9" x 12'9" (4.81m x 3.89m)

### Bedroom Two

10'9" x 7'11" (3.28m x 2.42m)

### Bathroom

7'8" x 5'2" (2.36m x 1.59m)

## EXTERNAL

### Store Room

8'11" x 8'0" (2.74m x 2.44m)

### Front

### Rear

Enclosed rear garden with decking area.

## DIRECTIONS

Leaving our Selby branch, travel North and turn right onto Water Lane/ B1223. Continue forward onto Ousegate, past the traffic lights. at the left turn at canal bridge take the road in between the garage and canal which will take you along side the canal to a carpark where you can then walk over the canal walkway where the property can be clearly identified by our Park Row Properties 'For Sale' board.

## HEATING & 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

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: 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.

## 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.

### **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.

### **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:

GOOLE - 01405 761199

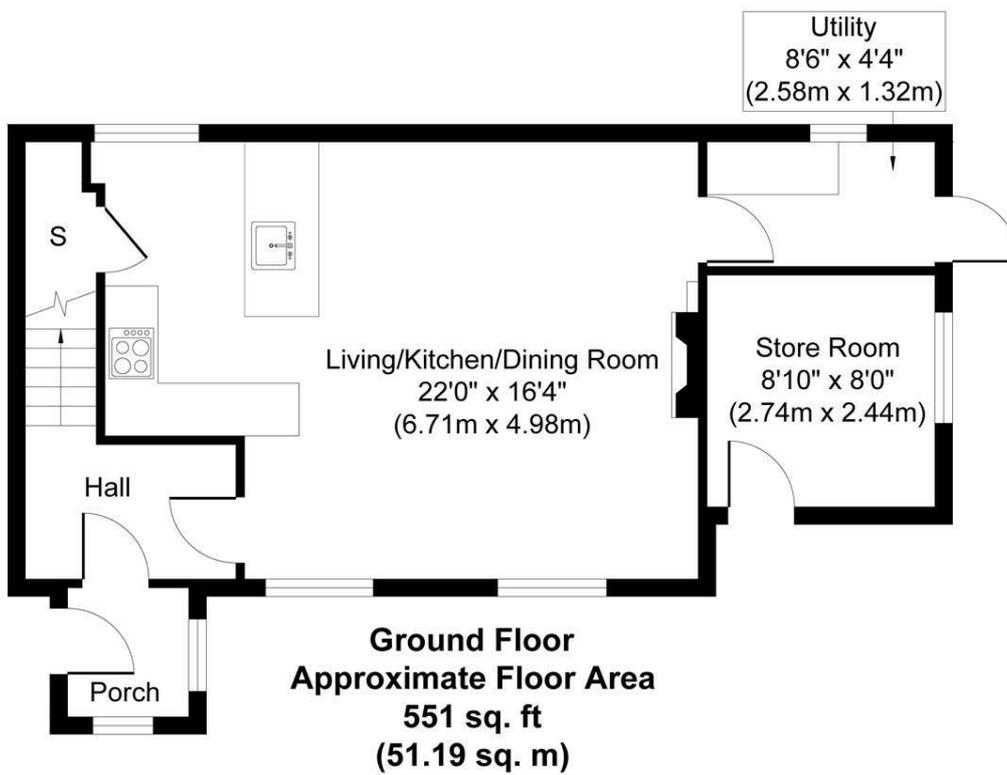
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

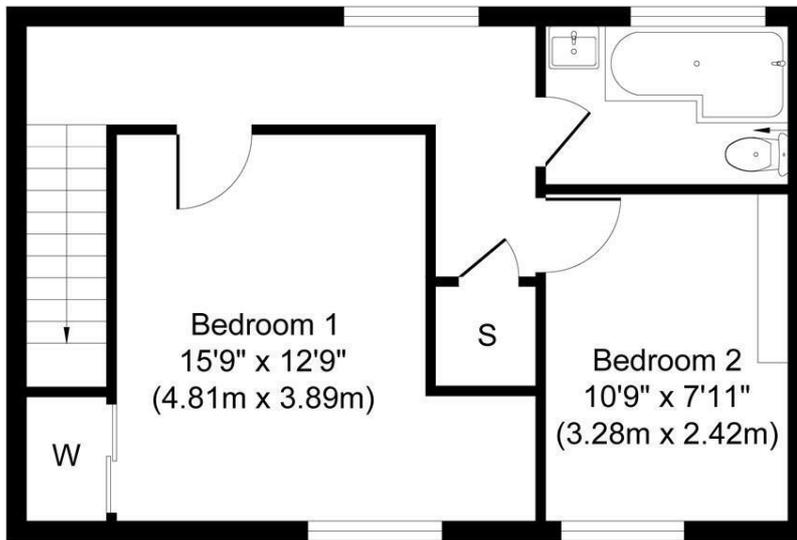
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





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**  
**408 sq. ft**  
**(37.89 sq. m)**

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