

Park Row



Denison Road, Selby, YO8 8AN

Offers Over £140,000



**** GARAGE ** END TERRACE ** CURRENTLY USED AS HAIRDRESSERS **** The property is located close to Selby town centre and briefly comprises: Entrance, Shop, Hall, Lounge and Breakfast Kitchen. To the First Floor are two bedrooms, Nursery/Office and w.c. Externally there is a Rear Yard and a Garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND LOCATION OF THIS PROPERTY. 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'.**



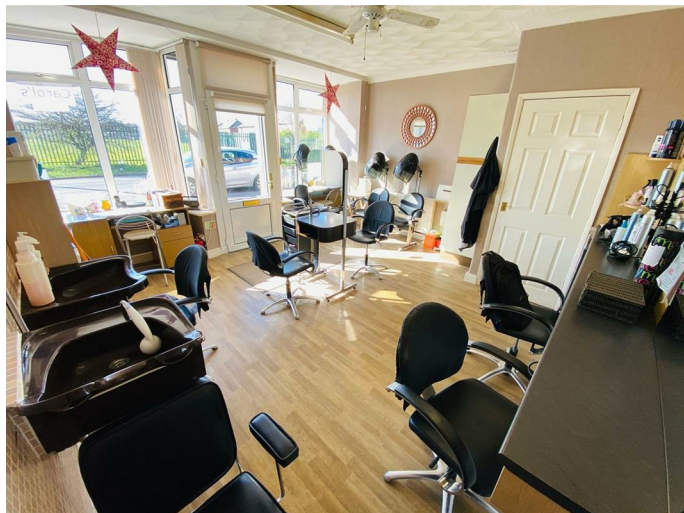
GROUND FLOOR ACCOMMODATION

Entrance

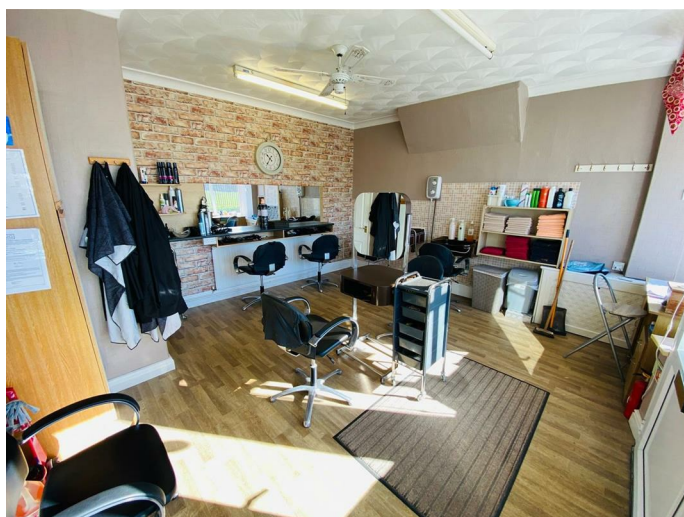
UPVC door with top section having single glazed glass panel leading through into:

Shop

15'3" x 14'9" (4.65m x 4.52m)



UPVC single glazed windows to the front elevation. Wall-mounted sinks with one having 'Triton' white and chrome shower over and further work stations. Central heating radiators, wood effect cushion flooring, telephone point and door leading through into:



Hall

7'6" x 2'11" (2.29m x 0.91m)

Stairs leading to First Floor Accommodation with handrail. Central heating radiator, keypad for intruder alarm and door leading through into:

Lounge

15'1" x 12'7" (4.62m x 3.86m)



Coal effect 'Living Flame' gas fire. UPVC double glazed window to the rear elevation. Under stairs storage cupboard, picture rail and television and telephone points. Door with bevelled edge single glazed glass panels leading through into:



Breakfast Kitchen

14'9" x 9'4" (4.50m x 2.87m)

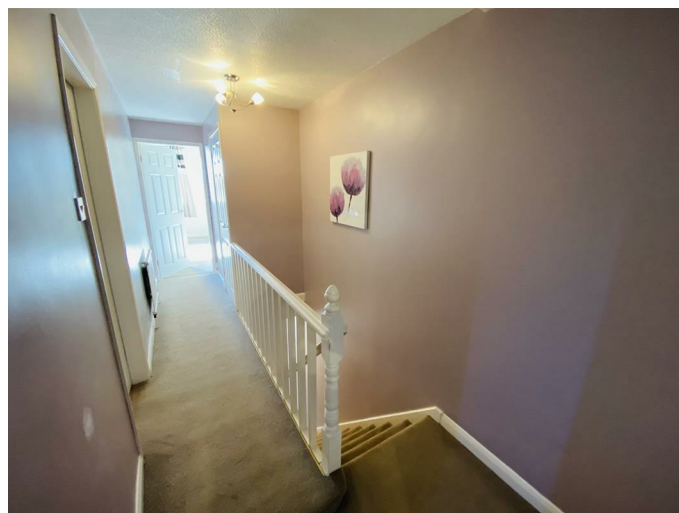


Range of cream fronted base and wall units with two wall units having frosted display fronts. Single bowl stainless steel sink and drainer with chrome mixer tap over set into marble effect laminate work surface with tiled splashback. Integrated appliances include: Double electric oven, four ring brushed steel ceramic hob and glass extractor fan over benefitting from downlighting. UPVC door with top section having double glazed frosted panel and UPVC double glazed window to the side elevation. Breakfast bar area, wall mounted contemporary central heating radiator, plumbing for washing machine and tiled effect flooring.



FIRST FLOOR ACCOMMODATION

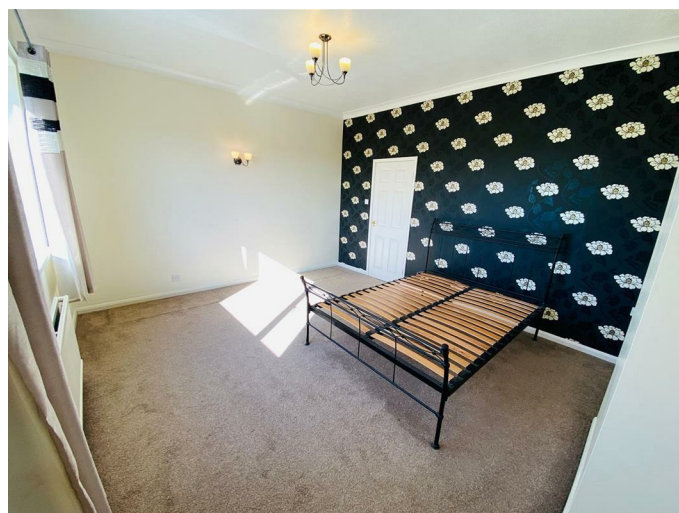
Landing



Balustrade and spindles, over stairs storage cupboard, central heating radiator and doors leading off.

Bedroom One

15'3" x 12'11" (4.65m x 3.96m)



UPVC double glazed window to the front elevation, central heating radiator and television and telephone points.



Bedroom Two

12'8" x 9'3" (3.88m x 2.82m)



UPVC double glazed window to the rear elevation and central heating radiator.



Nursery

11'0" x 4'3" (3.36m x 1.31m)



UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

12'6" x 5'7" (3.83m x 1.71m)



White panel bath with chrome taps over and shower attachment. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into tiled vanity. UPVC double glazed frosted panel to the side elevation. Airing cupboard housing the hot water cylinder. Chrome heated towel rail, loft access and extractor fan.

Front



Forecourt area.

Side

Pathway running along the side giving vehicular access. Wrought iron pedestrian access gate leading through to flagged courtyard area with outside halogen floodlight on PIR sensor. Further timber pedestrian access gate leading through into:

Rear



Flagged patio area and flagged pathway with decorative stoned edgings. Pedestrian access door leading into Garage / Workshop area with 'up and over' door. Outside electrical point and tap.



DIRECTIONS

From Selby Town centre take the A1041 Bawtry Road, at the roundabout take the first exit onto Abbots Road. Continue to the end of Abbots Road and at the mini roundabout take a right onto Denison Road. The property can clearly be identified by our Park Row Properties 'For Sale' board.

TENURE

Freehold

COUNCIL TAX

Local Authority: Selby District Council
Band: A

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.

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.

MAKING A 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.

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

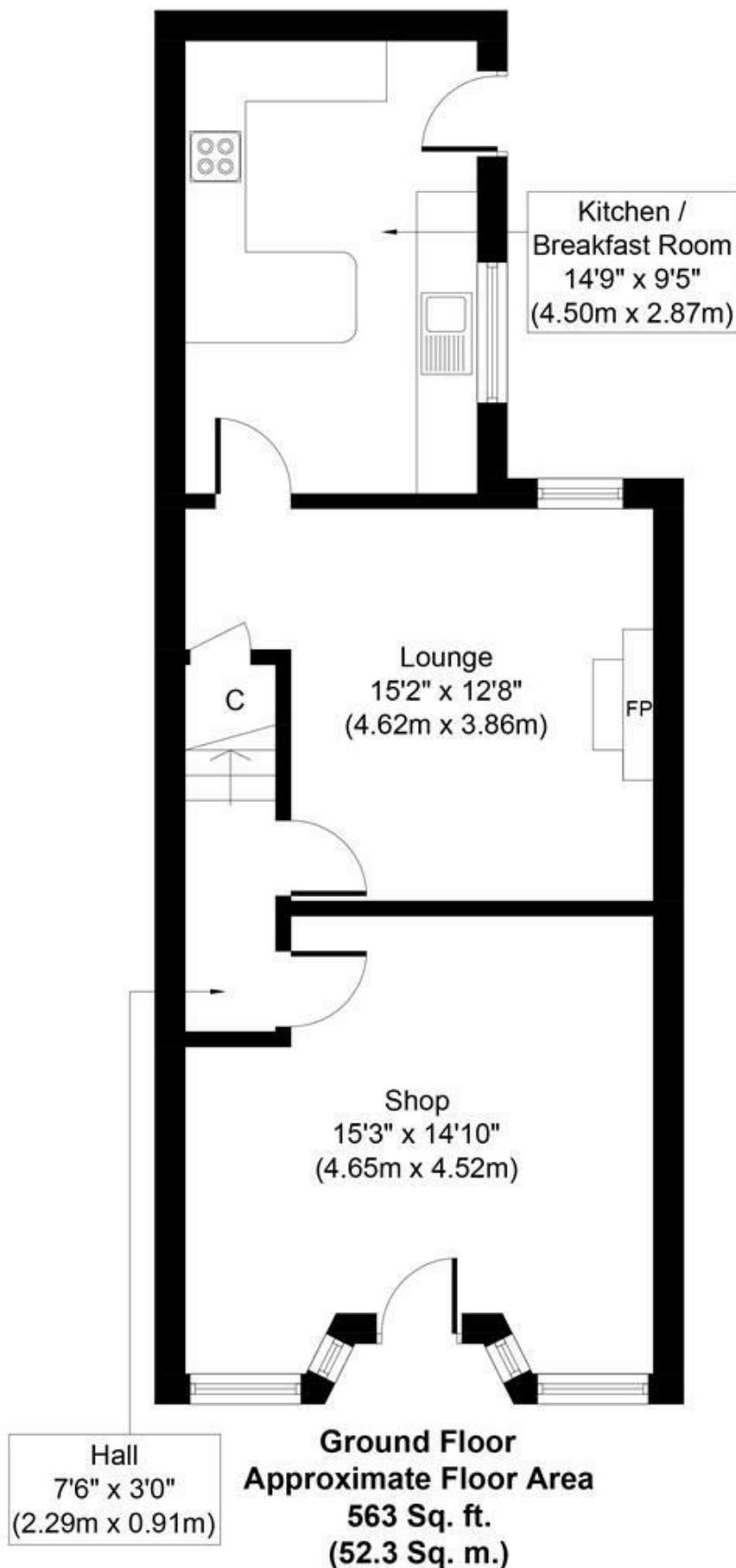
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

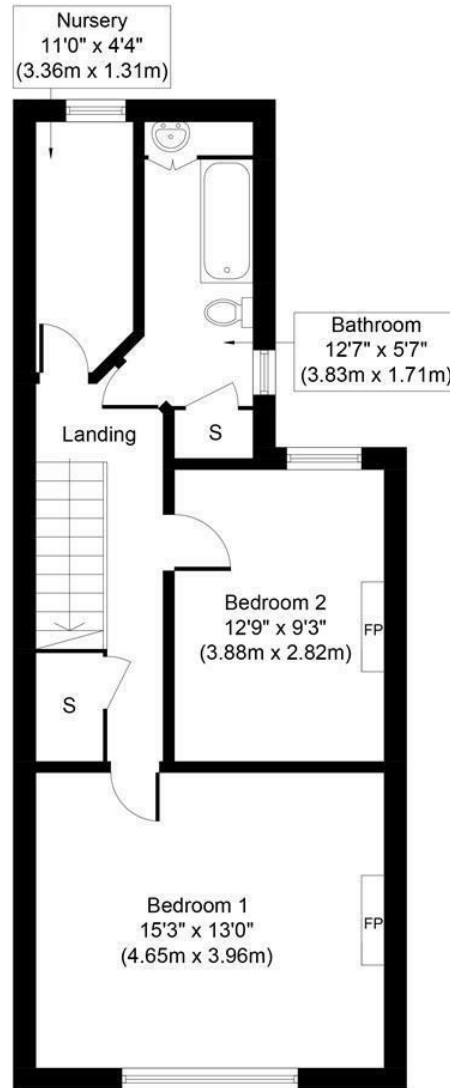
CASTLEFORD - 01977 558480





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. 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
546 Sq. ft.
(50.7 Sq. m.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			