

# Park Row



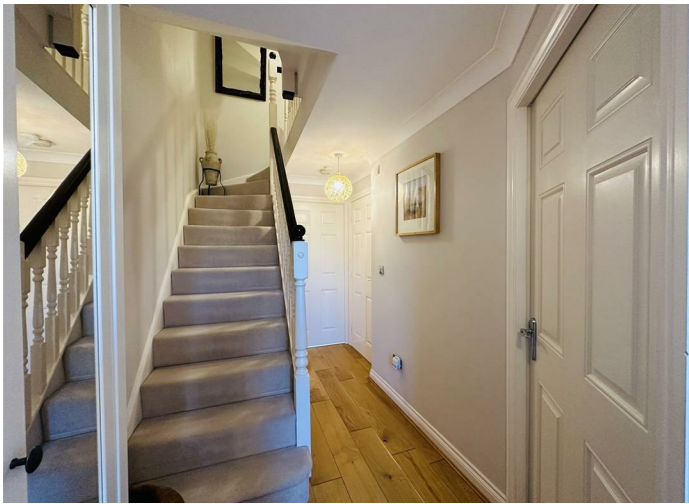
Ousegate, Selby, YO8 8BL

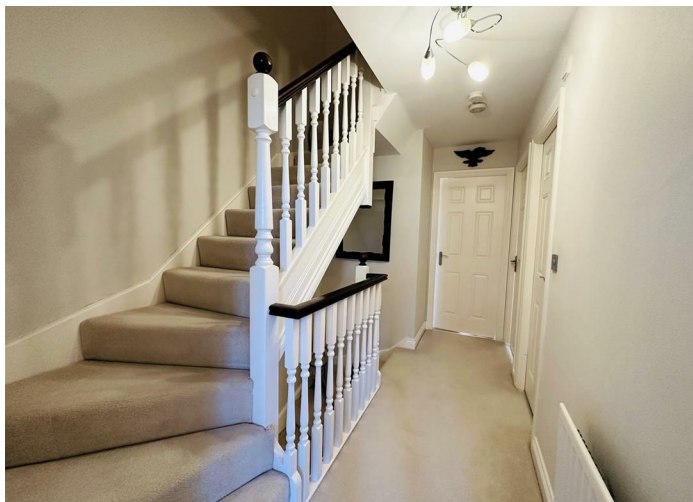
Offers Over £210,000



**\*\* SOUTH-WEST FACING REAR GARDEN \*\* VIEWS OVER RIVER OUSE \*\*** Situated close to the town centre of Selby, this end town house briefly comprises: Hall, Ground Floor w.c, Bedroom Five/Study and Kitchen Diner. To the First Floor: Living Room with Juliette balcony giving views over the River Ouse, two bedrooms and Shower Room. To the Second Floor the Master Bedroom with En-Suite and additional family bedroom. Externally, the front of the property is fully enclosed with pathway leading to the rear of the property, which is South-West facing and leads out to two allocated parking spaces. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE 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'**







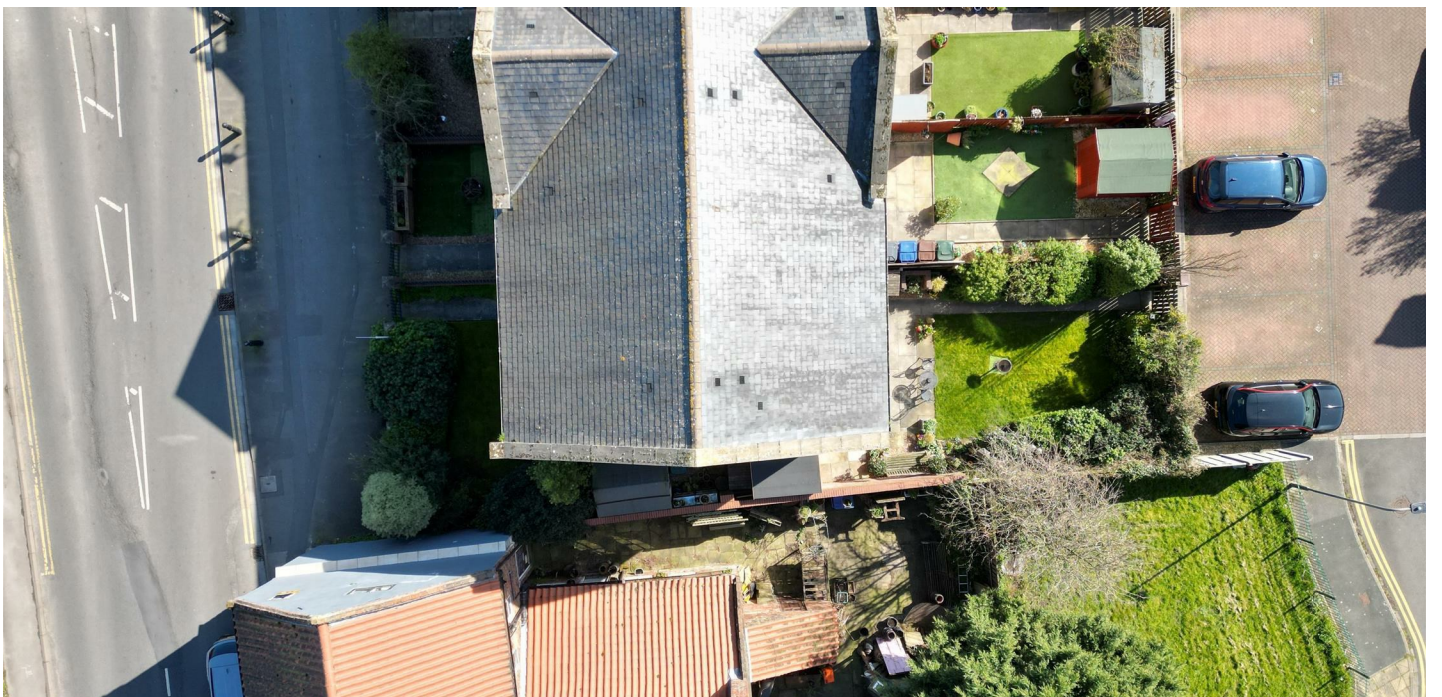












## PROPERTY OVERVIEW

This impressive townhouse enjoys a highly convenient position just a short walk from the heart of Selby town centre, offering the perfect blend of accessibility and serene riverside living. Nestled close to the vibrant high street, with its array of independent shops, cafés, restaurants, weekly market, and the magnificent Selby Abbey, the property is ideally situated for enjoying everything this historic North Yorkshire market town has to offer, while the beautiful River Ouse is right on the doorstep.

Upon entering, the well-presented accommodation unfolds across three floors, revealing a home that has been thoughtfully maintained throughout.

The kitchen-diner is a bright and practical space that seamlessly extends to the rear, opening onto a lovely south-west facing garden. This private outdoor area is predominantly laid to lawn, ideal for families or entertaining, and includes a useful patio seating terrace bathed in afternoon and evening sun. Beyond the garden, two allocated parking spaces provide welcome convenience in this central location.

The first floor features a spacious living room that forms the social hub of the property, where French doors open onto a delightful Juliette balcony providing captivating views directly over the River Ouse — a truly special spot to relax and take in the changing seasons and gentle flow of the water below.

Ascending to the second floor, the sleeping quarters offer generous proportions and excellent versatility. The principal bedroom benefits from its own en-suite shower room, delivering a sense of hotel-like comfort, while a further well-appointed family bathroom serves the remaining bedroom. With its prime town-centre proximity, enviable river views, south-westerly garden aspect, and off-street parking, this beautifully presented home represents an exceptional opportunity for those seeking a stylish and practical residence in one of North Yorkshire's most appealing market towns. Early viewing is strongly recommended to fully appreciate all it has to offer.

## GROUND FLOOR ACCOMMODATION

### Hall

17'8" x 6'4" (5.41m x 1.94m)

### Ground Floor w.c

7'6" x 3'5" (2.30m x 1.06m)

### Bedroom Fve/Study

13'1" x 9'11" (4.00m x 3.03m)

### Kitchen Diner

14'1" x 13'0" (4.30m x 3.97m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Living Room

14'1" x 13'1" (4.31m x 4.00m)

### Bedroom Three

11'3" x 6'11" (3.45m x 2.11m)

### Bedroom Four

10'4" x 6'10" (3.15m x 2.10m)

### Shower Room

6'10" x 4'5" (2.10m x 1.36m)

## SECOND FLOOR ACCOMMODATION

### Landing

### Bedroom One

14'2" x 11'8" (4.32m x 3.56m)

### En-Suite

7'1" x 4'1" (2.16m x 1.25m)

### Bedroom Two

14'2" x 10'4" (4.33m x 3.16m)

### Bathroom

7'2" x 6'8" (2.19m x 2.05m)

## EXTERIOR

### Front

Fully enclosed and predominately laid to lawn with flagged pathway leading across the front of the property to leading to:

### Rear

Predominately laid to lawn with establish herbeaceously planted borders and flagged patio area. Pedestrian access gate leads to:

### Parking

Two parking spaces.

### Directions

Leave our Selby office and proceed down Finkle Street towards Micklegate. At the end of Micklegate turn right on to Water Hill Lane, at the traffic lights continue straight ahead on to Ousegate, and the property is situated on the right hand side. The property can be clearly identified by our Park Row Properties For Sale Board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: C

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

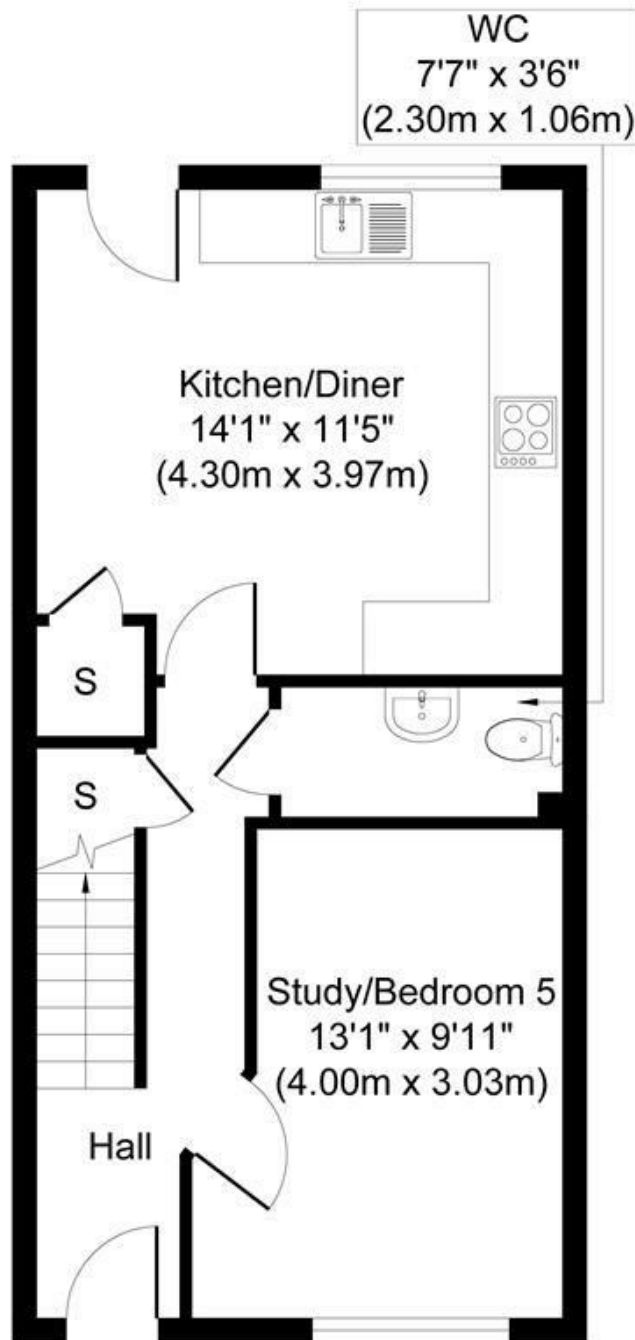
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

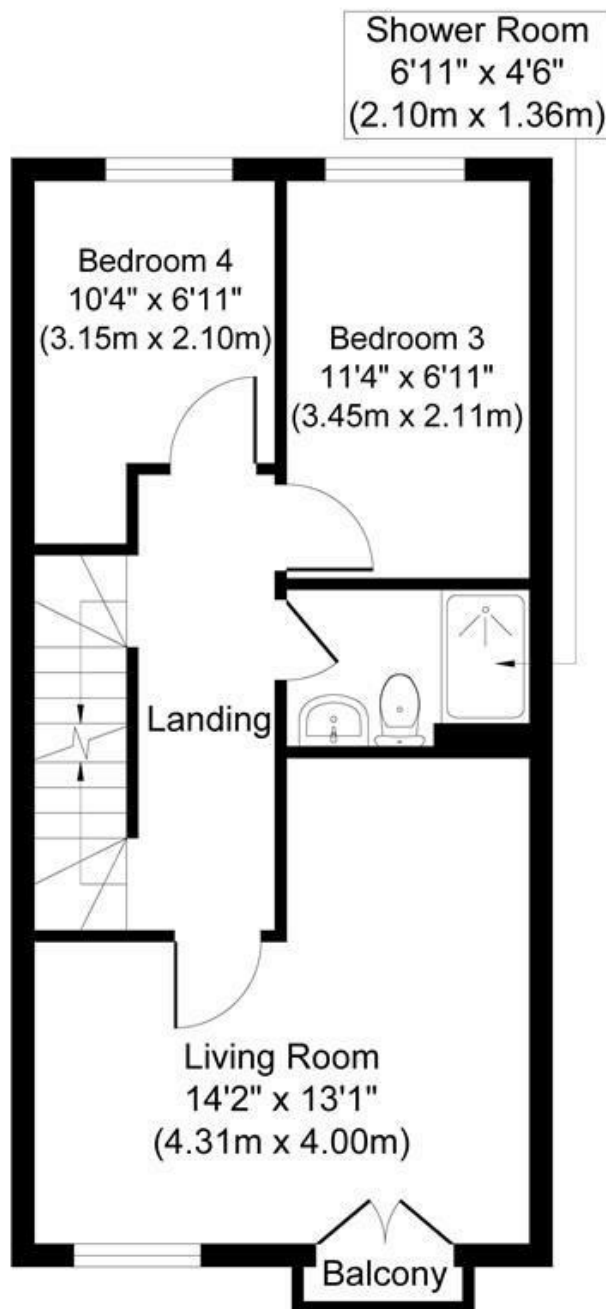
Strictly by appointment with the sole agents.

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**  
**(39.68 sq. m)**

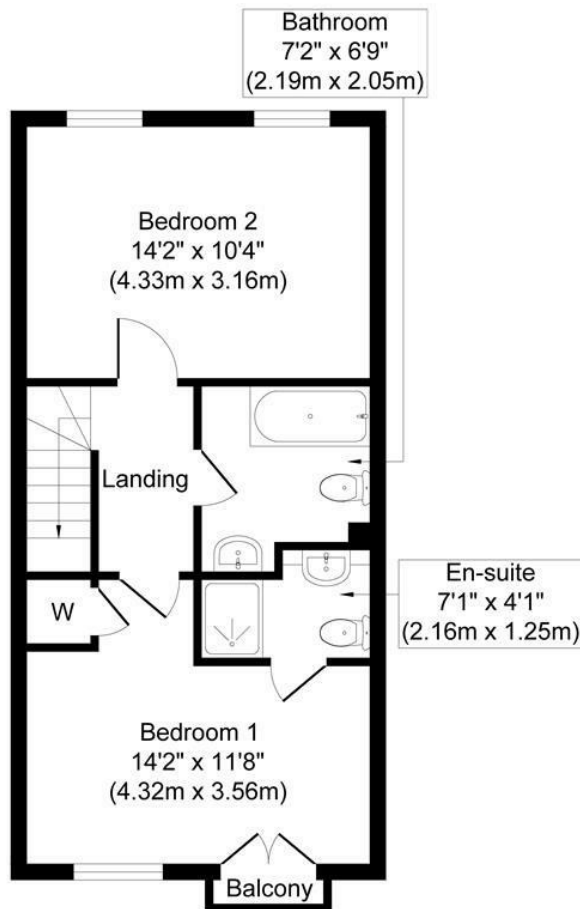
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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**First Floor**  
**Approximate Floor Area**  
**427 sq. ft**  
**(39.68 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**427 sq. ft**  
**(39.68 sq. m)**

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**W** www.parkrow.co.uk

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		74	78			72	73