

# Park Rôw



**Newport Avenue, Selby, YO8 9DL**

**Offers Over £160,000**



**\*\* POPULAR LOCATION \*\* DOUBLE BEDROOMS \*\*** Situated in Selby, within walking distance of the town centre, this mid-terrace property briefly comprises: Dining Room, Lounge, Kitchen, Rear Porch and w.c. To the First Floor are two bedrooms and Shower Room. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THIS LOVELY 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

### Entrance

UPVC door with top section having glazed frosted panel to the front elevation leading into:

### Dining Room

13'1" x 13'1" (4.01m x 3.99m)



UPVC double glazed skylight window above entrance door and uPVC double glazed window to the front elevation. Stairs leading to First Floor accommodation with handrail, television point, central heating radiator and wood effect flooring. Aperture flowing through into:

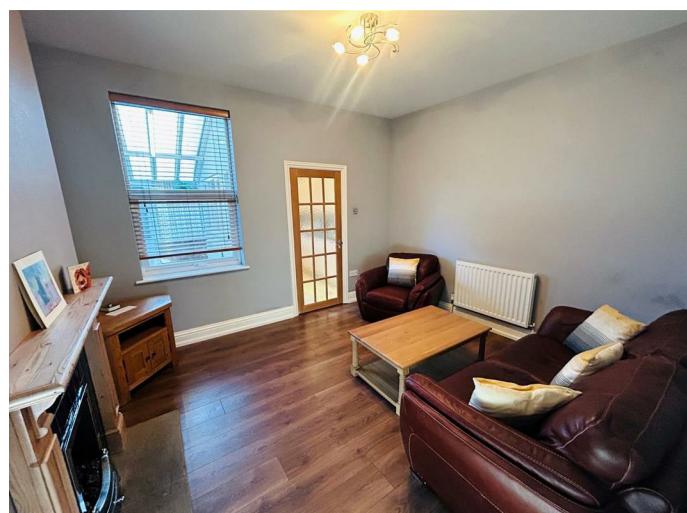


### Lounge

15'3" x 13'1" (4.65m x 3.99m)



UPVC double glazed window to the rear elevation. Under-stairs storage cupboard. Coal effect 'Living Flame' gas fire with tiled back, stone hearth and decorative timber fire surround. Television point, wood effect flooring and central heating radiator. Timber door with single glazed frosted panels leading into:



## Kitchen

11'5" x 6'5" (3.48m x 1.97m)



Range of maple effect base and wall units with plinth heater. Single bowl stainless steel sink and drainer with chrome taps over set into granite effect laminate work surface with tiled splashback. Integrated fridge-freezer, plumbing for washing machine and gas cooker point. Single glazed timber framed window to the side elevation looking into Rear Porch. Telephone point and tiled effect flooring. Timber door with single glazed frosted panels leading into:



## Rear Porch

11'5" x 6'7" (3.48m x 2.03m)



UPVC door with top section having double glazed panel and uPVC double glazed window to the rear elevation. Timber framed single glazed frosted panels to the side elevation and polycarbonate roof. Tiled effect flooring and central heating radiator.



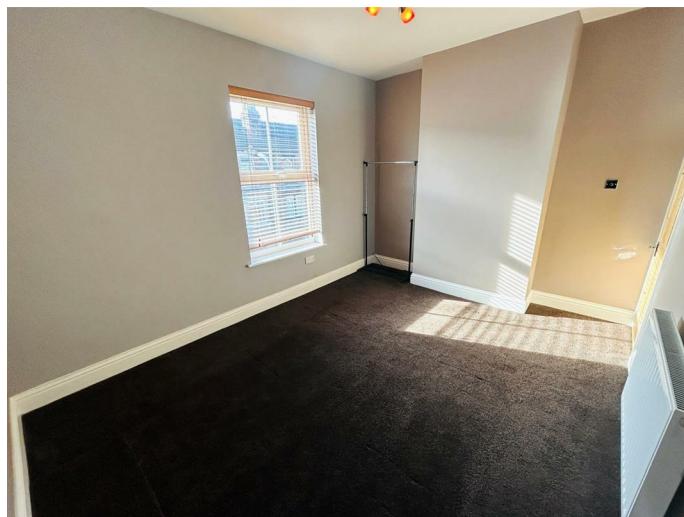
## FIRST FLOOR ACCOMMODATION

### Landing

Central heating radiator and doors leading off.

## Bedroom One

13'4" x 10'3" (4.07m x 3.13m)



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

## Bedroom Two

11'9" x 10'5" (3.59m x 3.18m)



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

## Shower Room

11'3" x 6'2" (3.45m x 1.88m)



Cupboard housing 'Worcester Bosch' central heating boiler. Shower cubicle with chrome trimmed sliding door and chrome shower over. The area is tiled to ceiling height. White low flush w.c with concealed cistern and white wash hand basin with chrome mixer tap over set into white gloss vanity unit with chrome handles. UPVC double glazed frosted window to the rear elevation. Chrome heated towel rail and extractor fan. The room is tiled on all walls to ceiling height and includes floor.



## EXTERIOR-Front



Forecourt area with crushed slate borders and flagged pathway running along the front of the property to pedestrian footpath. Boundaries are defined by brick wall and coping.

## Ground Floor w.c

4'9" x 2'8" (1.47m x 0.83m)

White low flush w.c with chrome fittings and lighting.

## Rear



Courtyard area fully enclosed with timber pedestrian access gate giving access to the service lane.



## Directions

From Selby Town centre, take the A19 Doncaster Rd. Cross over the level crossing and continue along, Newport Avenue is situated on the left hand side. The property can clearly be identified by our Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

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

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Fibre (FTTP)

Mobile: 4G

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 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

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

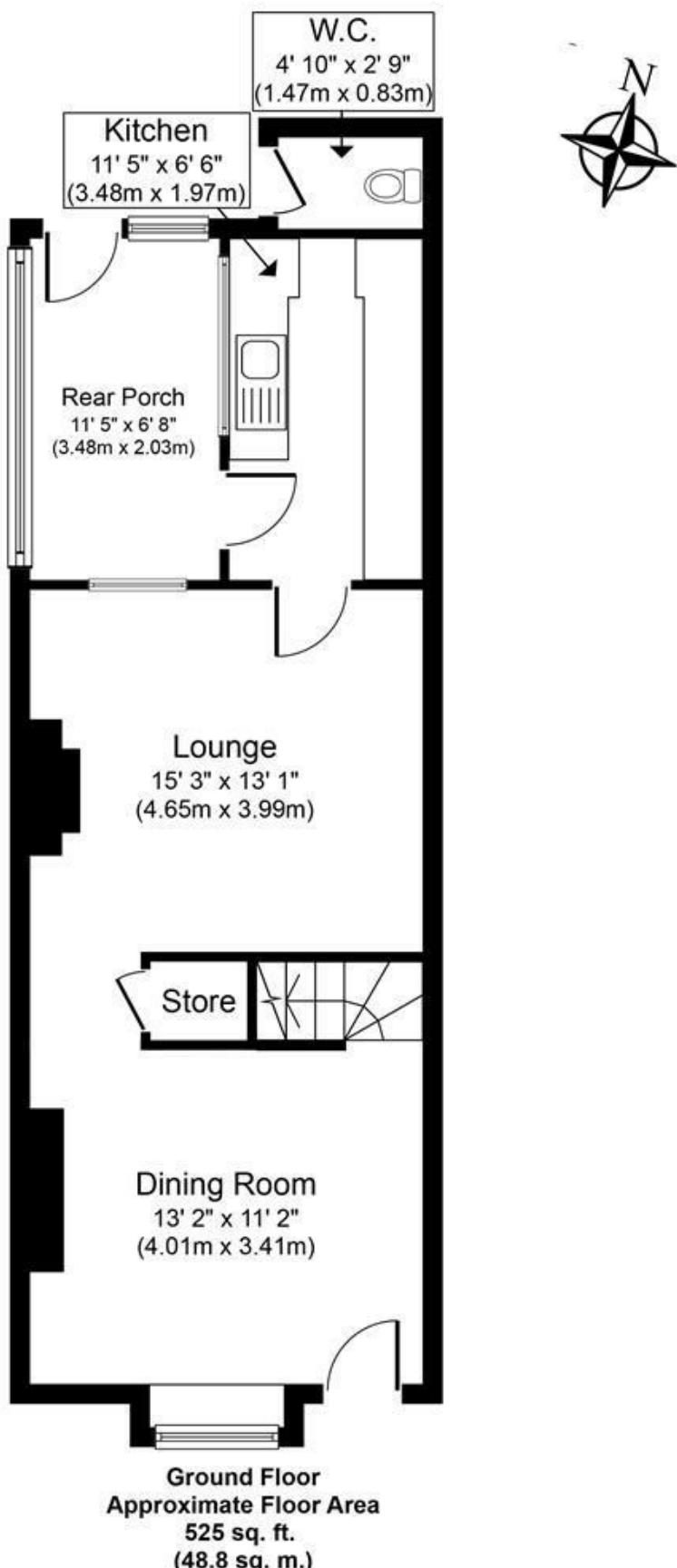
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

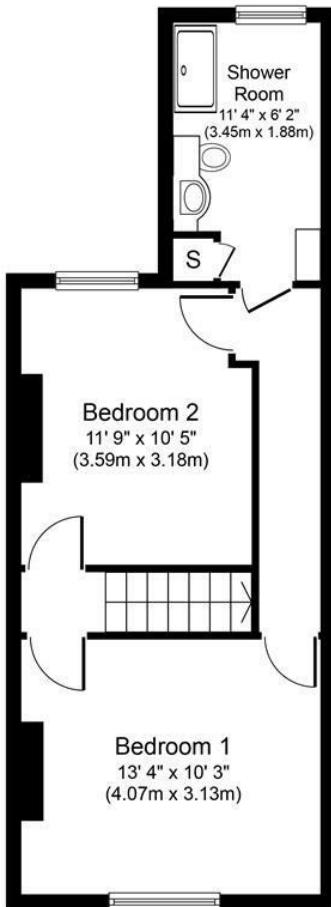
Strictly by appointment with the sole agents.

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.



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**  
**424 sq. ft.**  
**(39.3 sq. m.)**

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Energy Efficiency Rating	
Very energy efficient - lower running costs	75
A (92 plus)	59
B (81-91)	59
C (70-80)	52
D (60-69)	69
E (50-59)	52
F (40-49)	52
G (30-39)	52
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	75
A (92 plus)	59
B (81-91)	52
C (70-80)	69
D (60-69)	52
E (50-59)	52
F (40-49)	52
G (30-39)	52
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

