

# Park Row



**Hempbridge Road, Selby, YO8 4XX**

**Offers Over £90,000**



**\*\* POPULAR LOCATION \*\* CLOSE TO LOCAL AMENITIES \*\*** Situated in the town of Selby, this one bedroom semi-detached property briefly comprises: Hall, Lounge and Kitchen, whilst the First Floor offers a bedroom and bathroom. Externally, the property benefits from off-street parking and a laid to lawn garden to the side of the property. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS 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 SUMMARY

This charming one-bedroom semi-detached property is situated in the popular town of Selby. The ground floor features a hallway, spacious lounge, and well-appointed kitchen. On the first floor, you'll find a bedroom and bathroom. Externally, the property offers a front lawned garden, with side access leading to off-street parking and an enclosed lawned area. Ideal for first-time buyers or those seeking a convenient, low-maintenance home in a desirable location.

## GROUND FLOOR ACCOMMODATION

### Hall

4'4" x 3'9" (1.34m x 1.15m)

### Lounge

13'5" x 11'5" (4.09m x 3.50m)

### Kitchen

13'6" x 5'3" (4.13m x 1.61m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

16'10" x 10'3" (5.15m x 3.13m)

### Shower Room

5'8" x 5'4" (1.73m x 1.65m)

## EXTERIOR

### Front

Predominantly laid to lawn with flagged patio walkway.

### Side

Off-street parking for multiple vehicles leading to fully enclosed lawned area.

## DIRECTIONS

From Selby town centre/Gowthorpe proceed to the traffic lights and turn right onto Scott Road. Proceed over the first roundabout to the top of Scott Road and take the first exit onto Flaxley Road. Proceed past the shops on the right hand side and carry straight on over the next roundabout. Continue and turn left onto Hempbridge Road where the property can clearly be identified by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: A

Tax Banding: North Yorkshire Council

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: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: Some 5G Coverage

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 & 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 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.

## 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

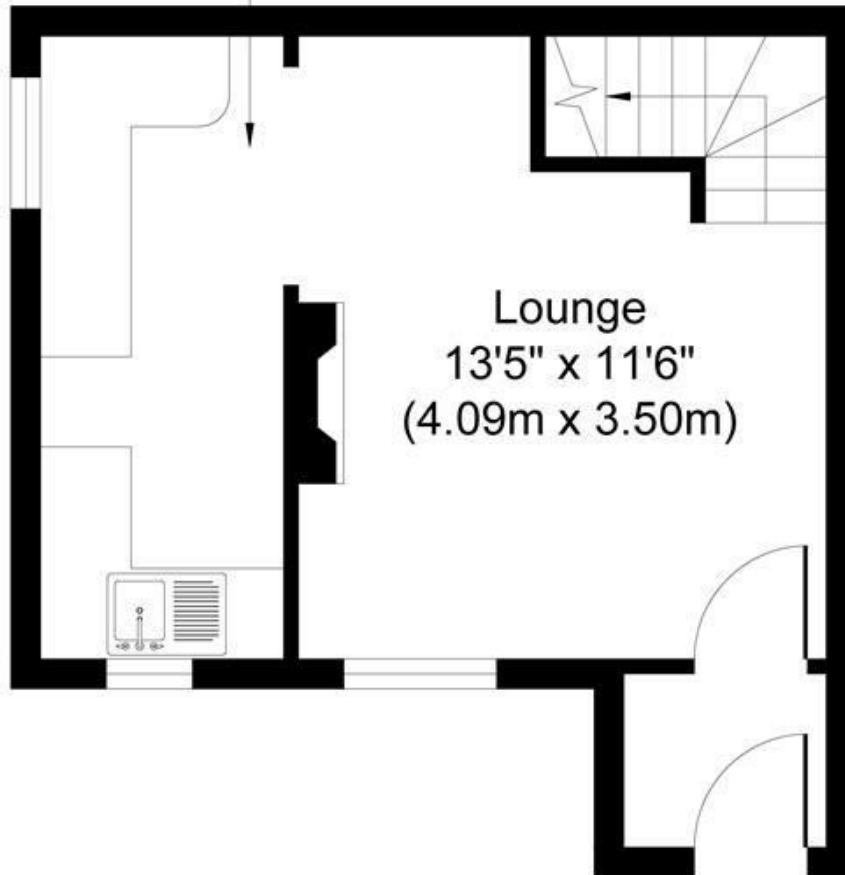
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Kitchen  
13'7" x 5'3"  
(4.13m x 1.61m)



Lounge  
13'5" x 11'6"  
(4.09m x 3.50m)

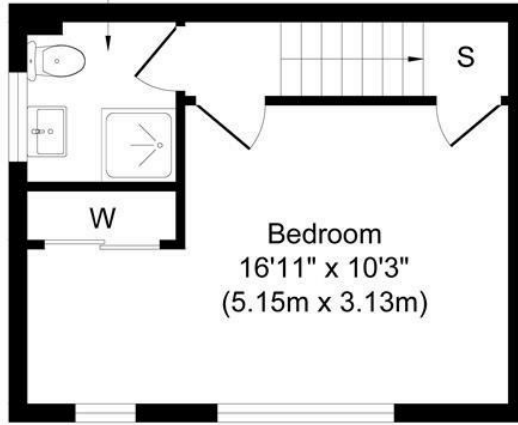
**Ground Floor**  
**Approximate Floor Area**  
**250 sq. ft**  
**(23.19 sq. m)**

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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Shower Room  
5'8" x 5'5"  
(1.73m x 1.65m)



Bedroom  
16'11" x 10'3"  
(5.15m x 3.13m)



**First Floor**  
**Approximate Floor Area**  
**232 sq. ft**  
**(21.51 sq. m)**

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