

# Park Rôw



**The Crescent, Selby, YO8 4PD**

**Offers Over £60,000**



**\*\* IDEAL FOR FIRST TIME BUYERS AND INVESTORS \*\*** ONE DOUBLE BEDROOM **\*\*** Situated in Selby town centre, with close transport links to Leeds, York, Doncaster and Hull, this First Floor Flat briefly comprises: Hall, Lounge, Kitchen, Bedroom and Bathroom. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS HOME. 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'**



## FIRST FLOOR ACCOMMODATION

### Entrance

Communal entrance with stairs leading to property entrance door, which leads into:

### Hall

8'11" x 2'9" (2.73m x 0.86m)

Telephone entry system and aperture flowing through into:

### Lounge

13'1" x 10'7" (4.01m x 3.25m)



Feature 'Adams' style fireplace with cast back, tiled side and tiled hearth. Timber framed single glazed 'sash' window to the side elevation. Central heating, television and telephone points. Loft access and doors leading off.



### Kitchen

9'8" x 5'5" (2.95m x 1.66m)



Range of base and wall units. Single bowl stainless steel sink and drainer with chrome taps over, set into granite effect laminate worksurface with tiled splashback. Timber framed single glazed 'sash' window to the rear elevation. Electric cooker point and plumbing for washing machine. Tiled effect flooring, central heating radiator, loft access and electric extractor fan.

## Bathroom

9'7" x 4'10" (2.94m x 1.48m)



Whit panel bath with chrome mixer tap over and chrome shower attachment. White low flush w.c with chrome fittings. White wash hand basin with chrome taps over and tiled splashback. Timber framed single glazed frosted 'sash' window to the rear elevation. Storage cupboard housing boiler. Central heating radiator and electric extractor fan.

## Bedroom

10'6" x 7'7" (3.22m x 2.33m)



Fitted wardrobes with sliding doors. Timber framed single glazed 'sash' window to the side elevation and central heating radiator.



## Exterior

### Front



### Agents Notes

There are smoke detectors and alarms throughout this property.

### Directions

From our Selby office, walk South-West on Finkle St/B1223 towards The Crescent. Turn left onto A19 where the property can be clearly identified by the Park Row Properties 'For Sale' board.

### Tenure

Leasehold

Lease term from: 2007

Lease length: 999 years

Lease remaining: 983 years

Ground rent: £150 per annum

Service charge: £835 per annum

## Council Tax

Local Authority: Selby

Band: A

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

## Tenure and Council Tax Banding

Please note: The Tenure and Council 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.

## 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.

## 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.

## Viewing

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.

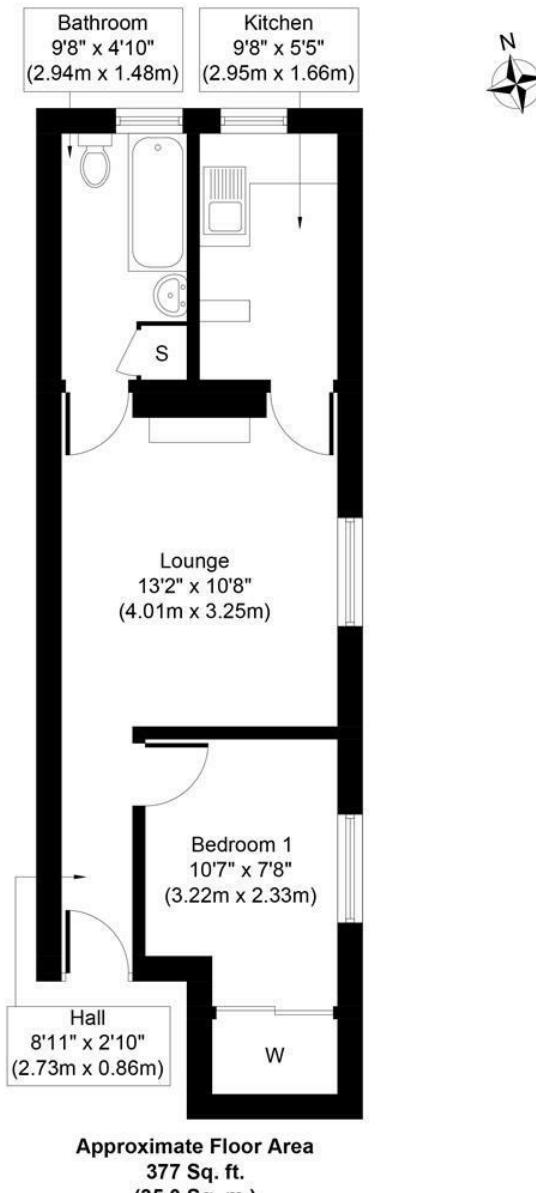
## Opening Times

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E	46	68
(83-80)	F		
(79-76)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E	42	70
(83-80)	F		
(79-76)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			