

# Park Row



**Buller Street, Selby, YO8 4BT**

**£150,000**



**\*\* IDEAL FOR FIRST TIME BUYERS \*\*** ADDITIONAL HOME OFFICE/NURSERY/BOX ROOM \*\* Situated in Selby, this terrace house briefly comprises: Dining Room, Lounge and Kitchen. To the first floor are two bedrooms, home office/nursery/box room and Bathroom. Externally the property benefits from a west facing enclosed garden. VIEWING IS REQUIRED TO FULLY APPRECIATE THE 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 OVERVIEW

This home on Buller Street, Selby offers opportunity for first-time buyers or investors looking for a manageable, ready-to-move-in home in Selby. This property offers a dining room that flows into a lounge with built-in storage, providing practical and flexible living space for everyday life. Upstairs, the main bedroom includes built-in storage, making the most of the available space and keeping the room tidy. In addition to the two bedrooms, the property also benefits from a home office/nursery/box room - ideal for a growing family or those with flexible working options. The west-facing rear courtyard is perfect for enjoying the afternoon sun, relaxing after work, or a small outdoor dining area.

Set in a convenient location, the property benefits from easy access to local shops, schools, and transport links, with Selby town centre just a short walk away. Its practical layout, low-maintenance spaces, and manageable size make it an excellent choice for first-time buyers wanting a straightforward home or investors seeking a reliable rental opportunity.

With the advantage of no onward chain, this property offers the chance to put your personal stamp on a home in a well-connected town.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

### Dining Room

13'2" x 9'11" max (4.01 x 3.02 max)

### Lounge

12'0" x 13'2" max (3.66 x 4.01 max)

### Kitchen

10'1" x 7'10" max (3.07 x 2.39 max)

### Rear Entrance Hall

8'3" x 2'11" max (2.51 x 0.88 max)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

11'11" up to fitted cupboards x 9'11" max (3.64 up to fitted cupboards x 3.02 max)

### Bedroom Two

12'0" x 8'0" max (3.66 x 2.43 max)

### Bedroom Three

7'10" x 5'9" max (2.40 x 1.75 max)

### Bathroom

4'10" x 5'2" max (1.47 x 1.58 max)

## EXTERIOR

### Front

Onto pedestrian footpath.

### Rear

Enclosed courtyard with gate to rear.

## DIRECTIONS

From the Selby office head down the market square, then turn left onto Millgate (B1223) follow the road round, go straight across at the mini roundabout and continue on to the next mini roundabout, go straight across again. Take your second right onto Buller Street, the property will be clearly marked by the Park Row Properties For Sale board.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County 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

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.

## 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 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.

## 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:

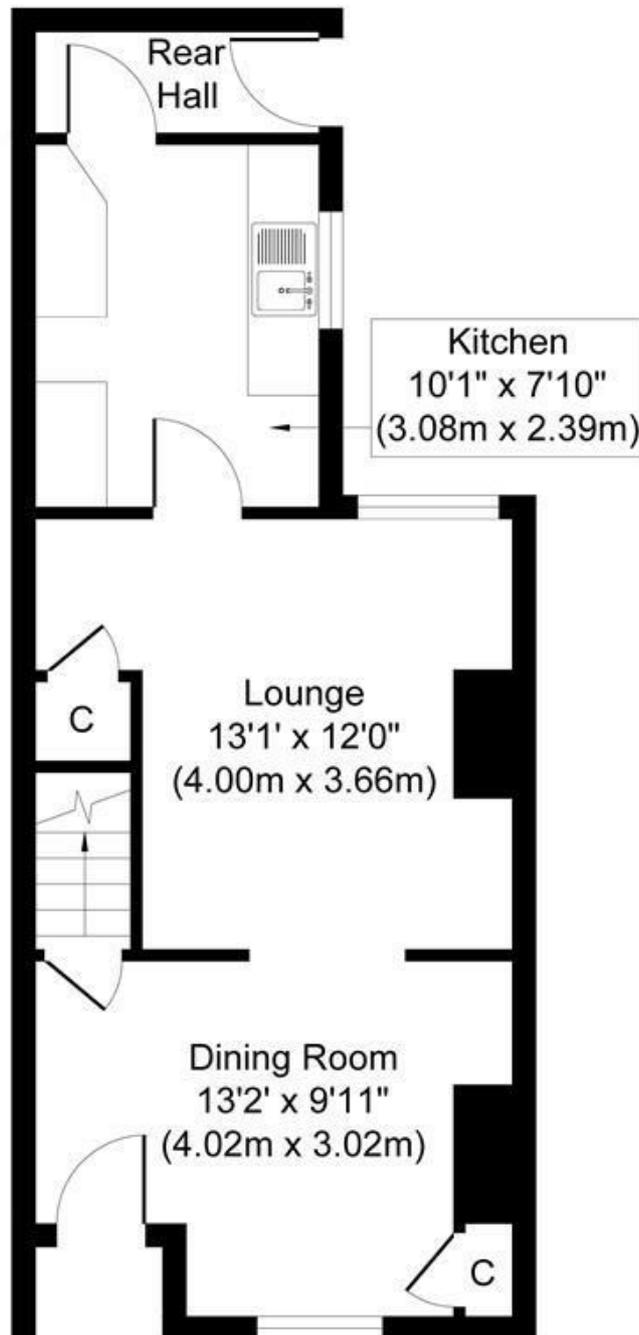
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

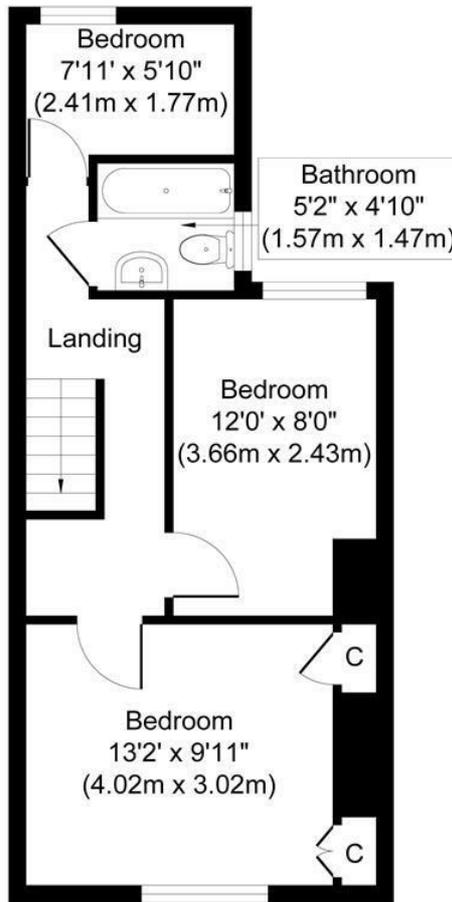
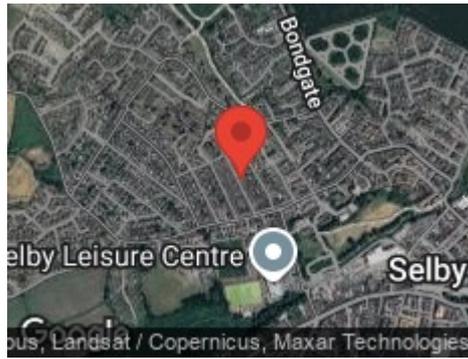
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**389 sq. ft**  
**(36.14 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**  
**375 sq. ft**  
**(34.85 sq. m)**

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