

# Park Row



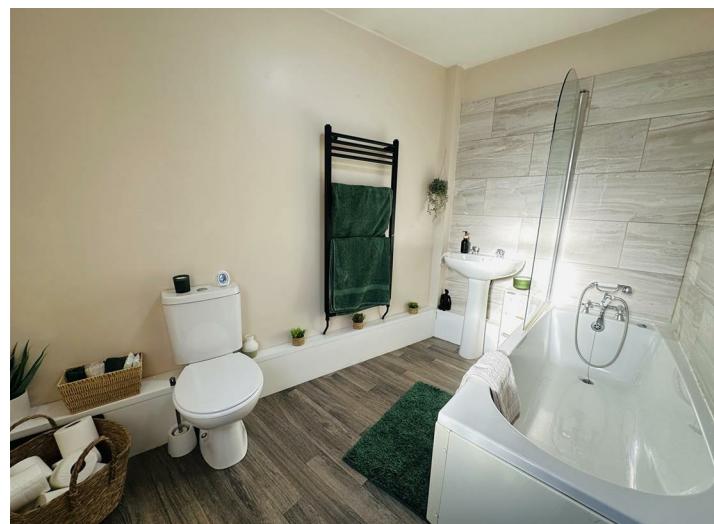
**Olympia Crescent, Selby, YO8 5AG**

**Offers Over £170,000**



**\*\*NO ONWARD CHAIN\*\* OWNED SOLAR PANELS\*\*** Situated in Selby, this mid-terrace property briefly comprises: Entrance Hall, Lounge, Kitchen, Bathroom. To the first floor is three Bedrooms. Externally the property benefits from a rear lawned garden with a paved area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. 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'**









## PROPERTY OVERVIEW

Set on the popular Olympia Crescent in Selby, this charming mid terrace home is the perfect opportunity for buyers seeking great value without compromising on space or comfort. Step inside to a bright, welcoming lounge filled with natural light, ideal for relaxing or entertaining. The kitchen and convenient ground-floor bathroom offer practical everyday living. Upstairs, the master bedroom features a fitted wardrobe, complemented by two additional bedrooms that provide versatile options for family, guests or a home office.

Externally the property has a small paved area to the front, while the generous rear garden includes a lawn and paved seating area—perfect for summer evenings, children's play or alfresco dining.

Ideally positioned, the property sits within easy reach of local shops, amenities, schools, and excellent bus and train links, offering a smooth commute and added convenience for families and professionals alike.

A standout feature of this home is the fully owned solar panel system — neither leased nor government granted. The new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the panels provide, making this a particularly energy-efficient and cost-effective choice.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

4'11" x 4'5" (1.52m x 1.36m )

### Lounge

15'6" x 13'0" (4.74m x 3.98m )

### Kitchen

12'0" x 8'10" (3.66m x 2.71m )

### Bathroom

8'10" x 8'4" (2.71m x 2.55m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'2" x 10'8" (3.71m x 3.27m )

### Bedroom Two

12'4" x 8'8" (3.78m x 2.66m )

### Bedroom Three

10'6" x 8'11" (3.21m x 2.72m )

## EXTERIOR

### Front

To the front is a gated paved area leading to the front door.

### Rear

To the rear is a enclosed lawned garden with a paved area.

## DIRECTIONS

From our Selby office on Finkle Street head towards the Abbey and take the A19 towards York. Go over the old Toll Bridge and turn right onto Olympia Crescent. The property can be clearly identified by our 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Solar Panels/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.

## 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.

## 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.

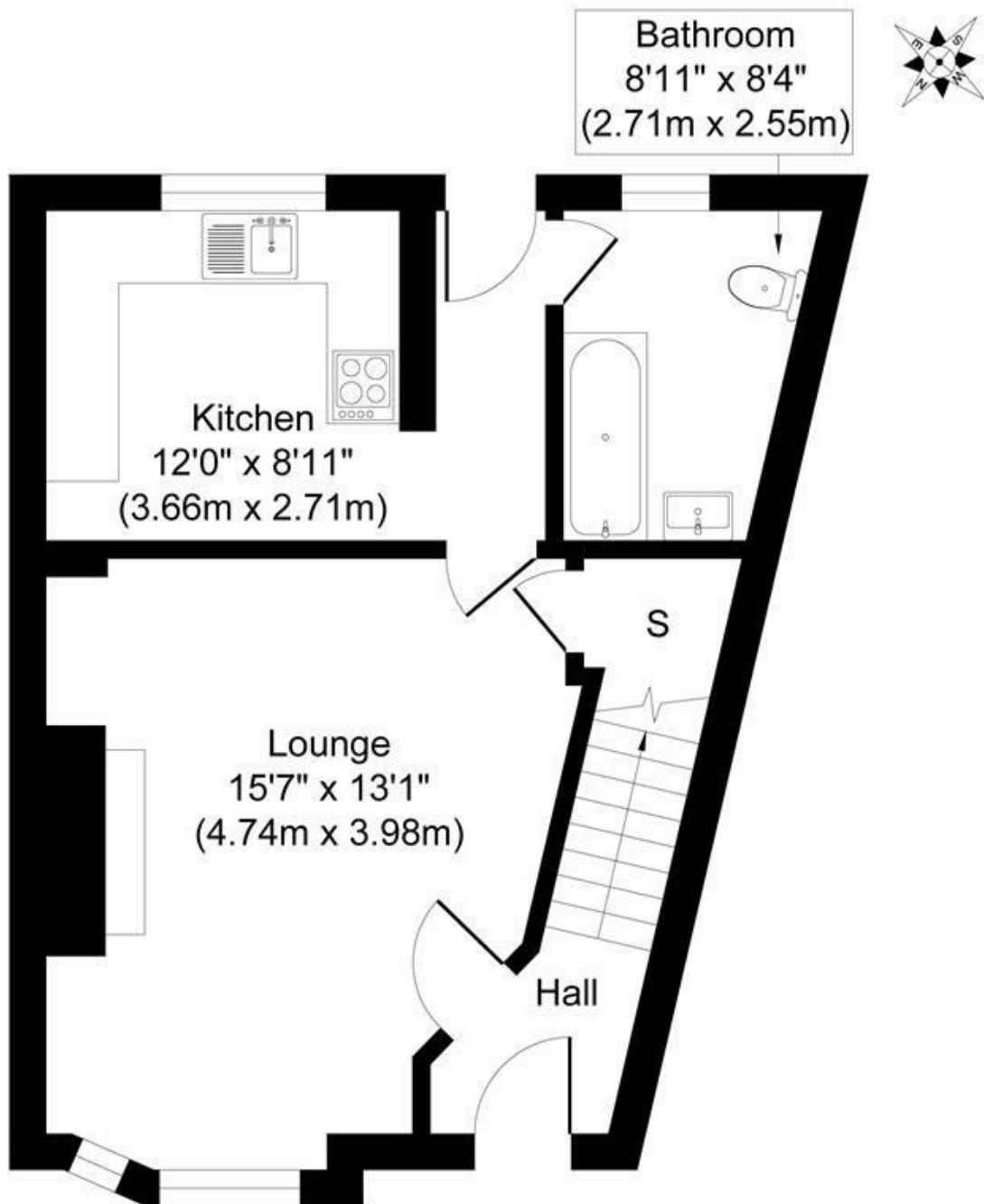
## OPENING HOURS

### 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:

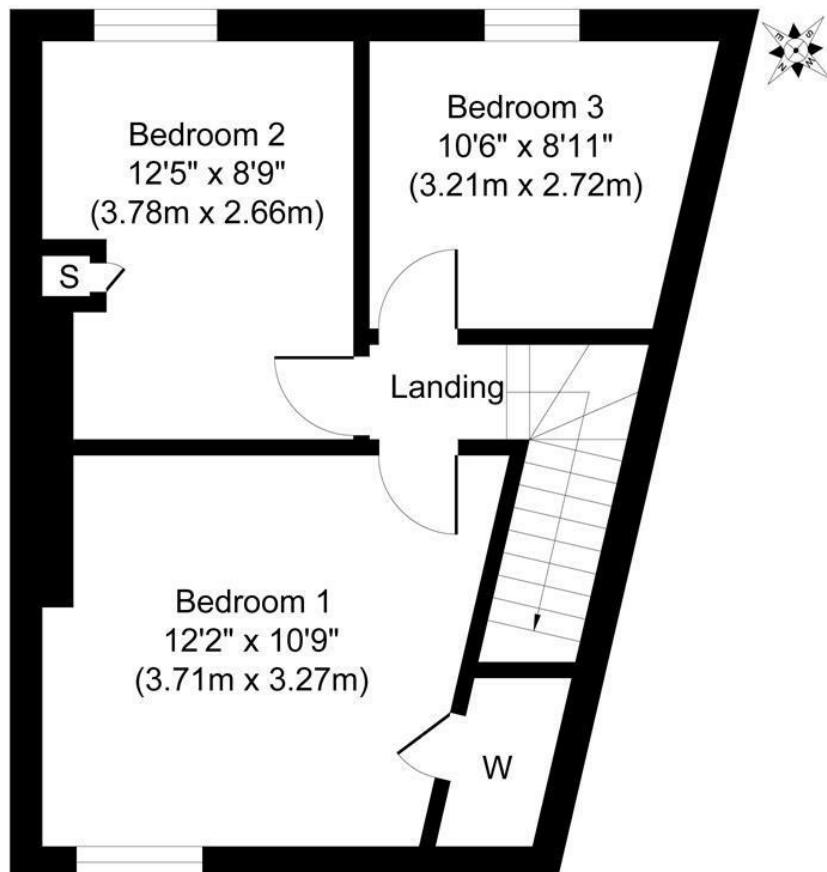
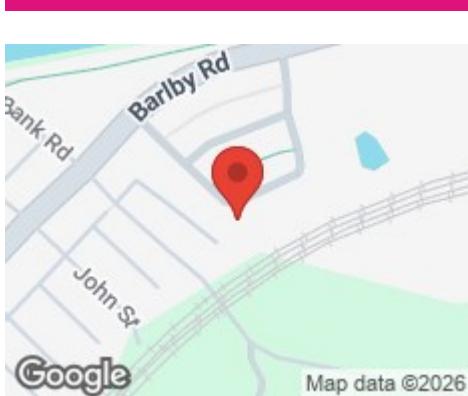
SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**462 sq. ft**  
**(42.88 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**  
**456 sq. ft**  
**(42.35 sq. m)**

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(A) plus A	
(B) B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A) plus A	
(B) B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC