

Park Row

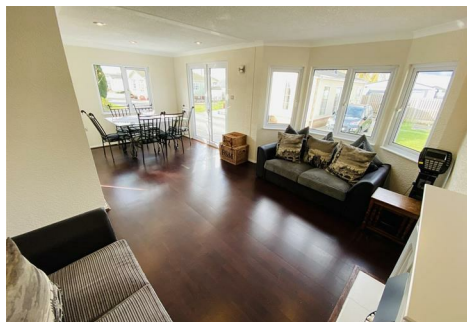


Greenacres Mobile Park Home, Flaxley Road, Selby, YO8 3RJ

Offers Over £80,000



ELECTRIC GATED ACCESS DEVELOPMENT ** OVER 45S COMPLEX ** FULLY RESIDENTIAL PARK HOME SITE
** OPEN PLAN LIVING ** MODERN BATHROOM ** OFF STREET PARKING AND GARDEN AREA. Situated in
Selby this property briefly comprises: entrance, kitchen, lounge diner, two bedrooms and bathroom. VIEWING
IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'



GROUND FLOOR ACCOMMODATION

ENTRANCE

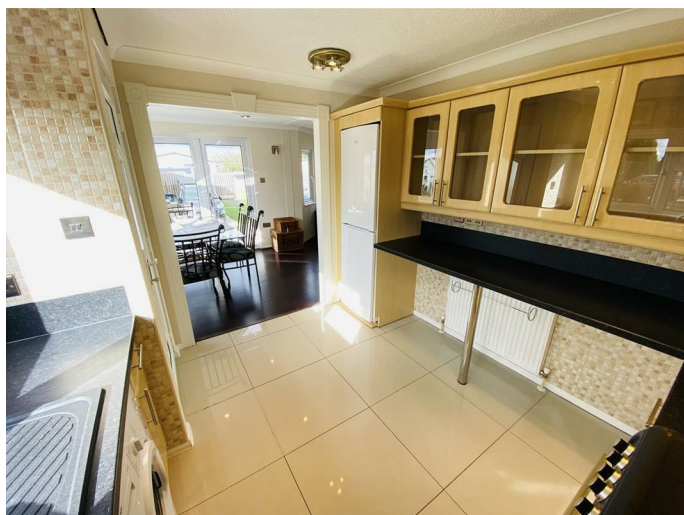
UPVC door with double glazed panel to the top section to the side elevation leading to:

KITCHEN

10'3" x 9'5" (3.13m x 2.89m)



Range of maple effect fronted base and wall units with brushed chrome 'T- bar' handles; four of which are glass fronted for display purposes. Single bowl black granite effect sink and drainer with chrome mixer tap over set into granite effect laminate work surface with matching upstand and further tiled splashback. Gas cooker point, central heating radiator and plumbing for washing machine. UPVC double glazed window to side elevation and tiled flooring. Aperture flowing through into:



LOUNGE DINER

19'6" x 14'0" (5.96m x 4.27m)



UPVC double glazed patio doors and uPVC double glazed bay window to the front elevation. Further uPVC double glazed window to the side elevation Feature fireplace., wood effect flooring, television point and central heating radiators.





INNER HALL

Wood effect flooring, storage cupboard to provide storage space and doors leading off.

BEDROOM ONE

9'10" x 9'6" (3.01m x 2.90m)



Range of fitted wardrobes with wood grain effect doors and bowed dimplex chrome handles also incorporating four drawer sections and vanity unit to provide hanging, shelving and storage space. Television point, uPVC double glazed window to the side elevation and central heating radiator.

BEDROOM TWO

9'6" x 8'11" (2.90m x 2.74)



Range of fitted wardrobes with wood grain effect doors and brushed chrome bowed dimplex handles providing hanging, shelving and storage space. UPVC double glazed window to the rear elevation and central heating radiator. Television point.

BATHROOM

8'0" x 6'5" (2.45m x 1.97m)



Door to storage cupboard providing storage space and benefitting from central heating radiator. White panelled bath with chrome mixer tap over with additional shower attachment. The bath area is wet walled to ceiling height. White low flush w.c with chrome fittings and matching pedestal wash hand basin with chrome mixer tap over set into timber effect vanity unit with chrome 'T-bar' handles. Electric shaver point, central heating radiator and tiled flooring. UPVC double glazed frosted window to side elevation.

EXTERIOR

FRONT



Off street parking and concrete hardstanding continues along the side of the property to flagged steps leading up to the property and the entrance porch with outside light. Along the side is further tarmacked hardstanding.

REAR



Astro turf area and further storage area.

AGENTS NOTE

Electric gated access park homes site, calor gas heating which can be purchased on site if required.

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 :

Monday to Thursday - 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.

VIEWINGS

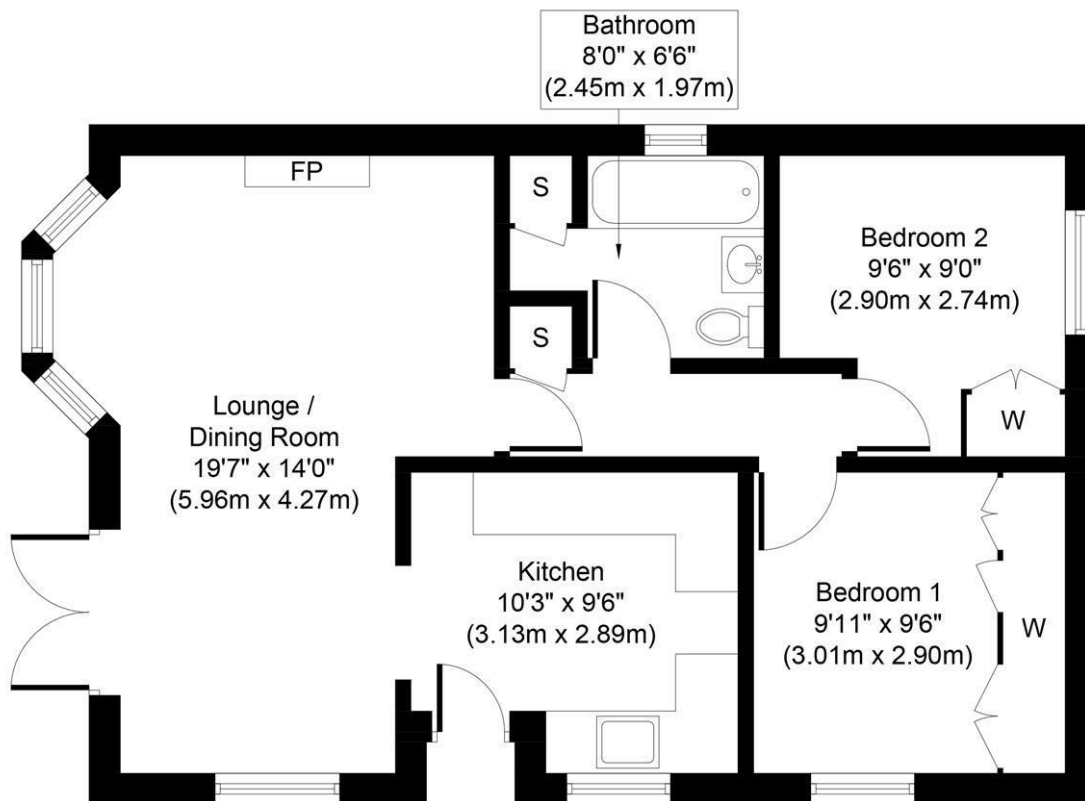
Strictly by appointment with the sole agents.

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.

TENURE

LEASEHOLD

Ground Rent £44.50 per week



Approximate Floor Area
584 Sq. ft.
(54.3 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. 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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