

# Park Row



**Pond View, Selby, YO8 8GF**

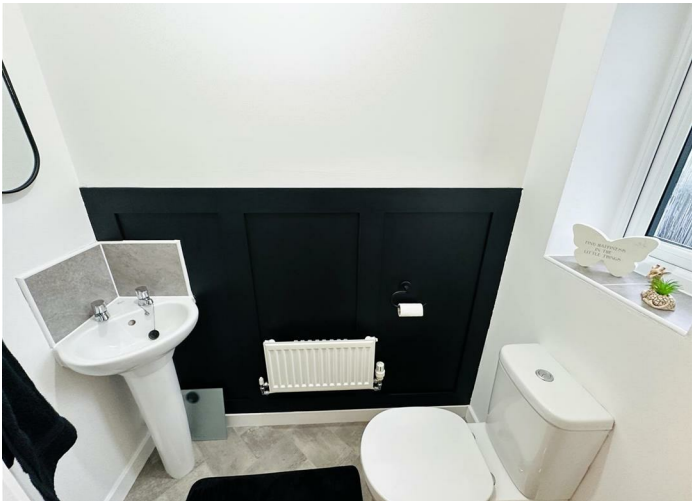
**£210,000**



**\*\* IDEAL FOR FIRST TIME BUYERS \*\* CLOSE TO SCHOOLS AND AMENITIES \*\*** Situated on the popular Staynor Hall development in Selby, this property briefly comprises: Lounge, Kitchen Diner and Ground Floor w.c. To the First Floor are three bedrooms, an En Suite and a Bathroom. Externally, the property has street parking and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











## PROPERTY OVERVIEW

This well-presented three-bedroom semi-detached home is ideally located in the town of Selby, offering comfortable and modern living accommodation suited to families and professionals alike. The ground floor comprises a welcoming lounge, a convenient WC, and a spacious kitchen diner providing an ideal space for everyday living and entertaining. To the first floor, the property offers three well-proportioned bedrooms, including the main bedroom with en suite, along with a modern family bathroom. Externally, the property benefits from off-street parking to the front and an enclosed rear garden with patio area, perfect for outdoor dining, children, or pets. An excellent opportunity to acquire a practical and well-laid-out home in a desirable residential area.

## GROUND FLOOR ACCOMMODATION

### Hallway

10'0" x 7'4" (3.05m x 2.26m)

### Ground Floor w.c.

5'6" x 3'0" (1.70m x 0.92m)

### Lounge

14'3" x 11'11" (4.35m x 3.65m)

### Kitchen Diner

15'3" x 9'5" (4.67m x 2.89m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'11" x 9'6" (3.65m x 2.90m)

### En Suite

6'3" x 5'4" (1.92m x 1.64m)

### Bedroom Two

9'1" x 7'8" (2.78m x 2.34m)

### Bedroom Three

7'7" x 5'10" (2.33m x 1.79m)

### Bathroom

6'0" x 5'11" (1.85m x 1.81m)

## EXTERNAL

### Front

Off street parking for two vehicles.

### Rear

Enclosed rear garden with patio area.

## DIRECTIONS

Leave Selby on the A1041 Bawtry Road. Continue straight ahead at the roundabout and take the 1st left onto Hawthorne

Road and then take the 1st exit at the roundabout, take the 1st exit and stay on Hawthorn Rd at the next roundabout, take the 3rd exit onto Hemlock Drive then at the roundabout, take the 1st exit and turn left onto Staynor Link. Turn right onto Woodland Glade and then right again onto Pond View. The property can be clearly identified by a Park Row 'For Sale' board.

## 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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.

## 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.

### 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.

### 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

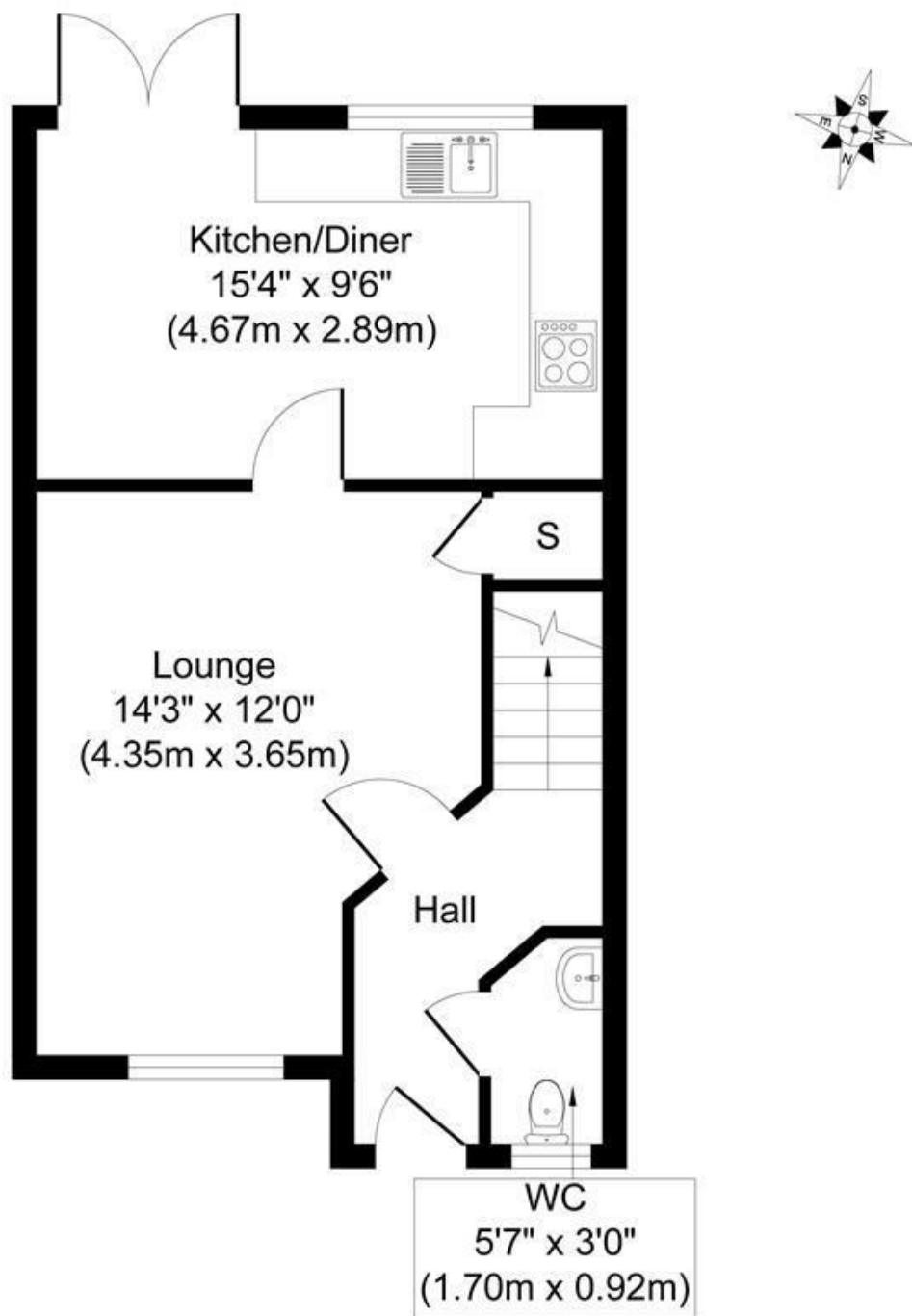
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



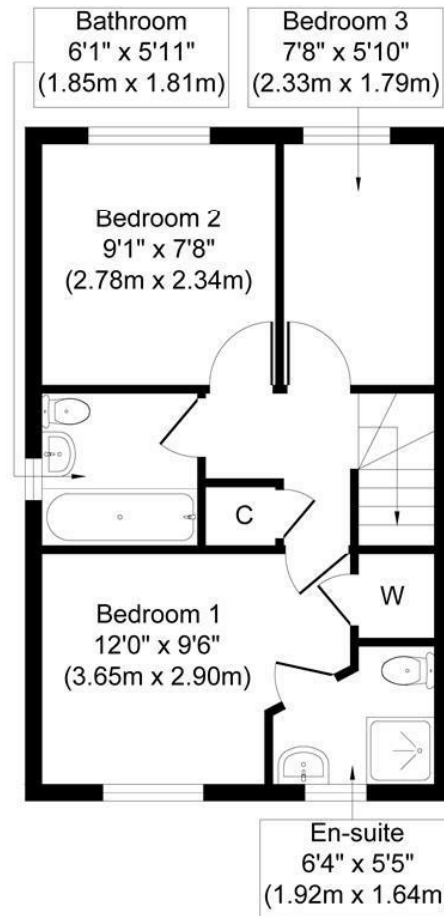


**Ground Floor**  
**Approximate Floor Area**  
**400 sq. ft**  
**(37.17 sq. m)**

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**  
**384 sq. ft**  
**(35.67 sq. m)**

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