

# Park Row



**Kitchener Street, Selby, YO8 4BU**

**Offers Over £150,000**



**\*\* IDEAL FOR FIRST TIME BUYERS \*\* ACROSS THREE FLOORS \*\*** Situated in Selby, this mid-terrace property briefly comprises: Lounge, Kitchen, Bathroom. To the first floor are two additional Bedrooms with Bedroom One on the second floor. Externally, the property benefits from a north-east facing rear courtyard with outbuilding and decked seating area.. **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'.**













## PROPERTY SUMMARY

Located on Kitchener Street in the popular market town of Selby, this well-presented three-storey mid-terrace home offers bright and versatile accommodation ideal for first-time buyers, investors or those seeking a conveniently located home.

The ground floor features a bright and welcoming lounge, along with a kitchen to the rear of the property and a ground floor bathroom.

To the first floor are two bedrooms, including bedroom two which benefits from fitted wardrobes providing useful built-in storage, along with an additional bedroom offering flexible space for guests, family or a home office while the main bedroom occupies the second floor, creating a private and spacious retreat.

Externally, the property enjoys a north-east facing courtyard to the rear, featuring a decked seating area ideal for outdoor relaxation and a small outbuilding providing additional storage.

Kitchener Street is conveniently positioned within easy reach of Selby town centre, where a range of shops, cafés, supermarkets and local amenities can be found. Selby also offers excellent transport links including a railway station with regular services to York, Leeds and surrounding areas, making it an attractive location for commuters.

## GROUND FLOOR ACCOMODATION

### Lounge

13'9" x 13'1" (4.21m x 4.01m)

### Kitchen

12'11" x 10'2" (3.96m x 3.12m )

### Bathroom

6'0" x 5'7" (1.84m x 1.72m )

## FIRST FLOOR ACCOMODATION

### Bedroom Two

13'8" x 12'0" (4.17m x 3.66m )

### Bedroom Three

10'3" x 7'8" (3.14m x 2.36m)

## SECOND FLOOR ACCOMODATION

### Bedroom One

13'6" x 13'1" (4.12m x 3.99m )

## EXTERIOR

### Front

Leading onto public footpath.

### Rear

To the rear is an enclosed low maintenance garden with outbuilding and decked seating area.

## 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 you third right onto Kitchener Street.

## 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: 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

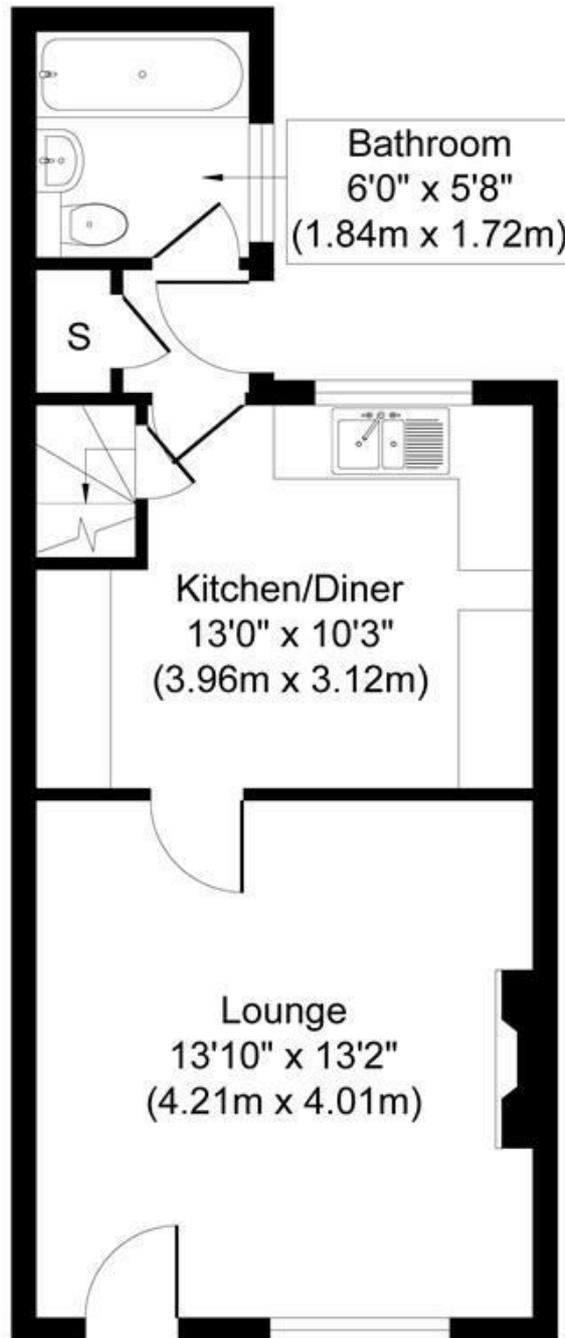
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

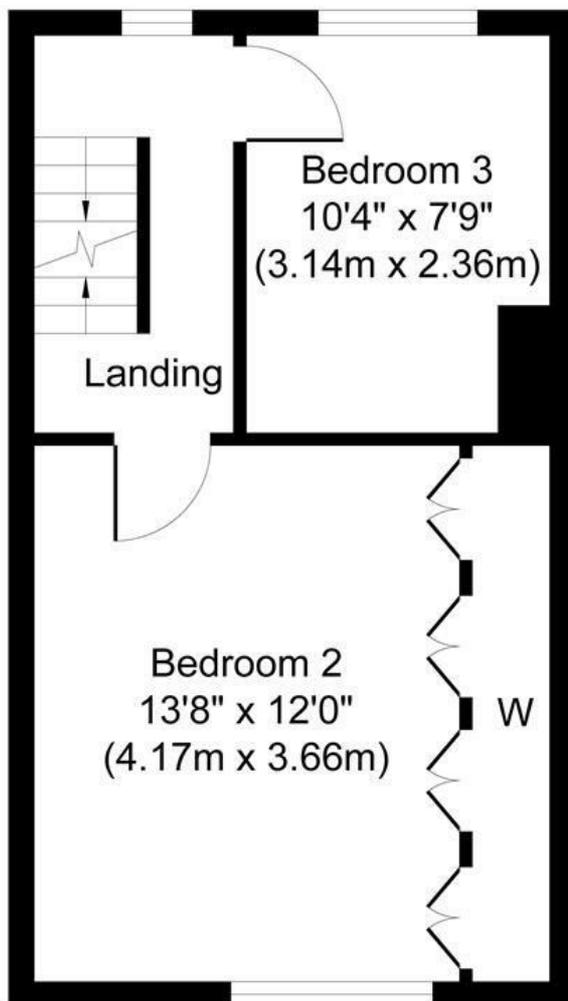




**Ground Floor**  
**Approximate Floor Area**  
**377 sq. ft**  
**(35.02 sq. m)**

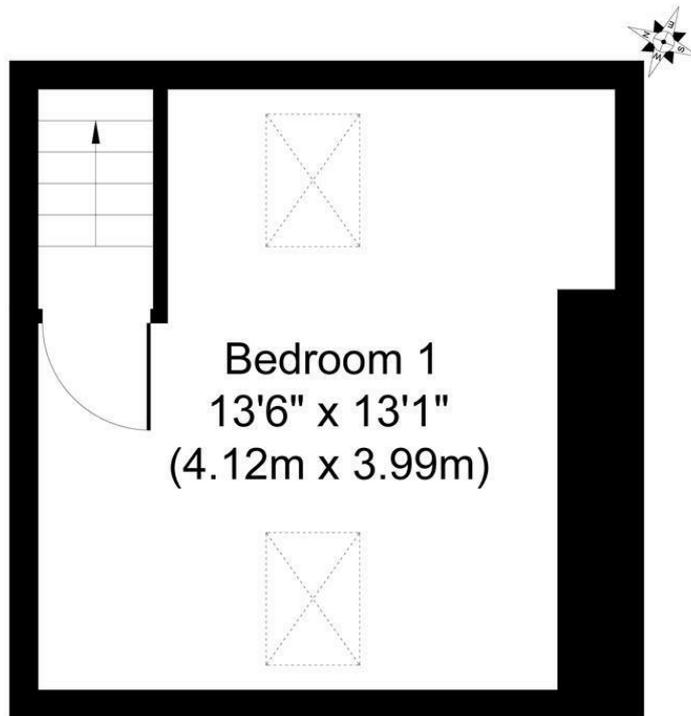
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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**  
**321 sq. ft**  
**(29.79 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**182 sq. ft**  
**(16.88 sq. m)**

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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| 92-100 <b>A</b>                             |                         | 92-100 <b>A</b>   |                         |
| 81-91 <b>B</b>                              |                         | 81-91 <b>B</b>  |                         |
| 69-80 <b>C</b>                              |                         | 69-80 <b>C</b>  |                         |
| 55-68 <b>D</b>                              |                         | 55-68 <b>D</b>  |                         |
| 49-54 <b>E</b>                              |                         | 49-54 <b>E</b>  |                         |
| 41-48 <b>F</b>                              |                         | 41-48 <b>F</b>  |                         |
| 31-40 <b>G</b>                              |                         | 31-40 <b>G</b>  |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |