

Park Row



Willow Gardens, Selby, YO8 8SH

£175,000



**** CLOSE TO AMENITIES ** IDEAL FOR FIRST TIME BUYER **** Situated on the Staynor Hall development in Selby, this end terrace property briefly comprises: Entrance Hall, Lounge, Rear Hall, Ground Floor w.c and Kitchen Diner. To the First Floor are two bedrooms and Bathroom. Externally, the property has an off street parking space to the front, and an enclosed garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND POSTION OF THIS LOVELY FAMILY HOME. 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

Composite panel door to the front elevation leading into:

Entrance Hall

Door leading into:

Lounge

16'2" x 11'11" (4.94m x 3.64m)



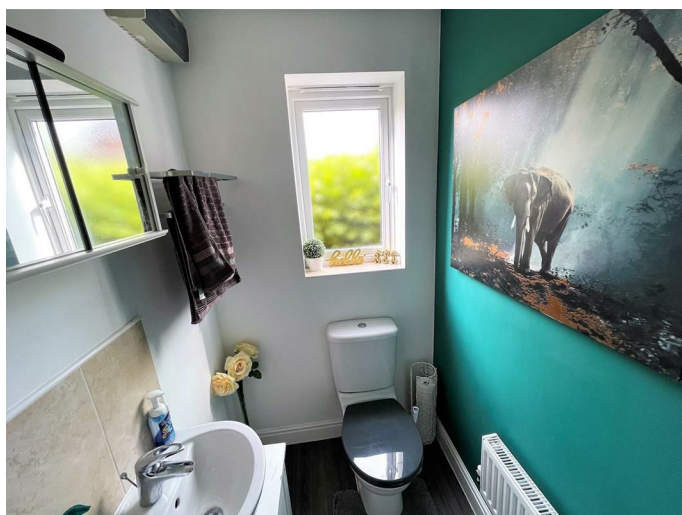
UPVC double glazed window to the front elevation, central heating radiator and television point. Door leading through into:

Rear Hall

11'10" x

Doors leading off.

Ground Floor w.c



White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over and tiled splashback. UPVC double glazed frosted window to the side elevation, central heating radiator and wood effect flooring.

Kitchen

11'10" x 8'9" (3.63m x 2.69m)



Range of grey fronted base and wall units with chrome handles. White ceramic sink and drainer with chrome mixer tap over set into marble effect laminate work surface. Integrated appliances include: oven and ceramic hob with extractor fan over. UPVC double glazed patio doors to the rear elevation leading out to patio/garden. UPVC double glazed window to the rear elevation. Tiled effect flooring.

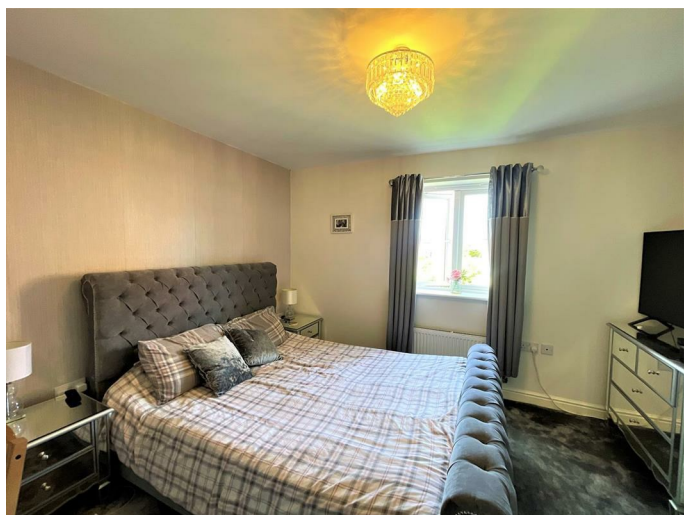


FIRST FLOOR ACCOMMODATION

Landing

Doors leading off.

Bedroom One



UPVC double glazed window to the rear elevation and central heating radiator.



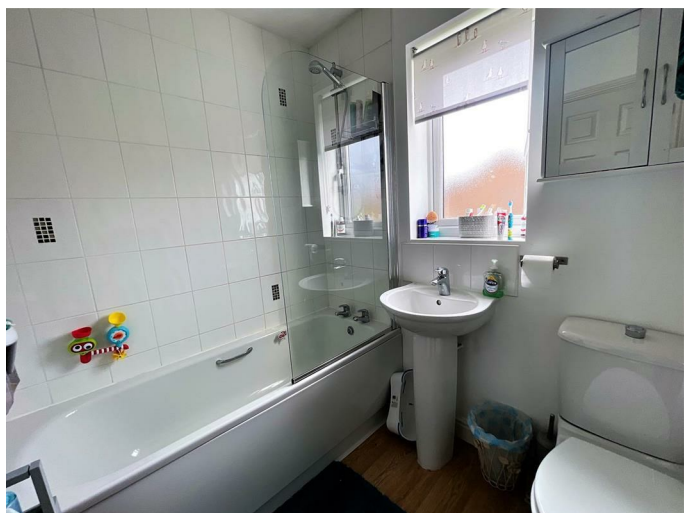
Bedroom Two



UPVC double glazed window to the front elevation and central heating radiator.



Bathroom



White bath with chrome taps, chrome shower with chrome controls and chrome trimmed shower screen. The bath/shower area is tiled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over and tiled splashback. UPVC double glazed frosted window to the side elevation and wood effect flooring.

EXTERIOR- Front



Tarmacked driveway with flagged pathway leading away from the property and down the side. Stone borders and wooden pedestrian access gate leading to the;



Rear

Garden is predominately laid to lawn with flagged patio area and stoned borders. Boundaries defined by brick walls and timber fences.



Directions

On leaving Selby Office turn left onto Market Place at the traffic lights turn right onto the A1041 signposted Goole. At the roundabout continue straight ahead and take the second turning on the left onto Cedar Road. Follow this road to a roundabout and take the first exit onto Cedar Way. Finally, turn right onto Willow Gardens and the property can clearly be identified by our Park Row 'for sale' board.

Tenure: Freehold

Local Authority: North Yorkshire Council

Band B

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.

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, Tax Banding and Tenure 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 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 :

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

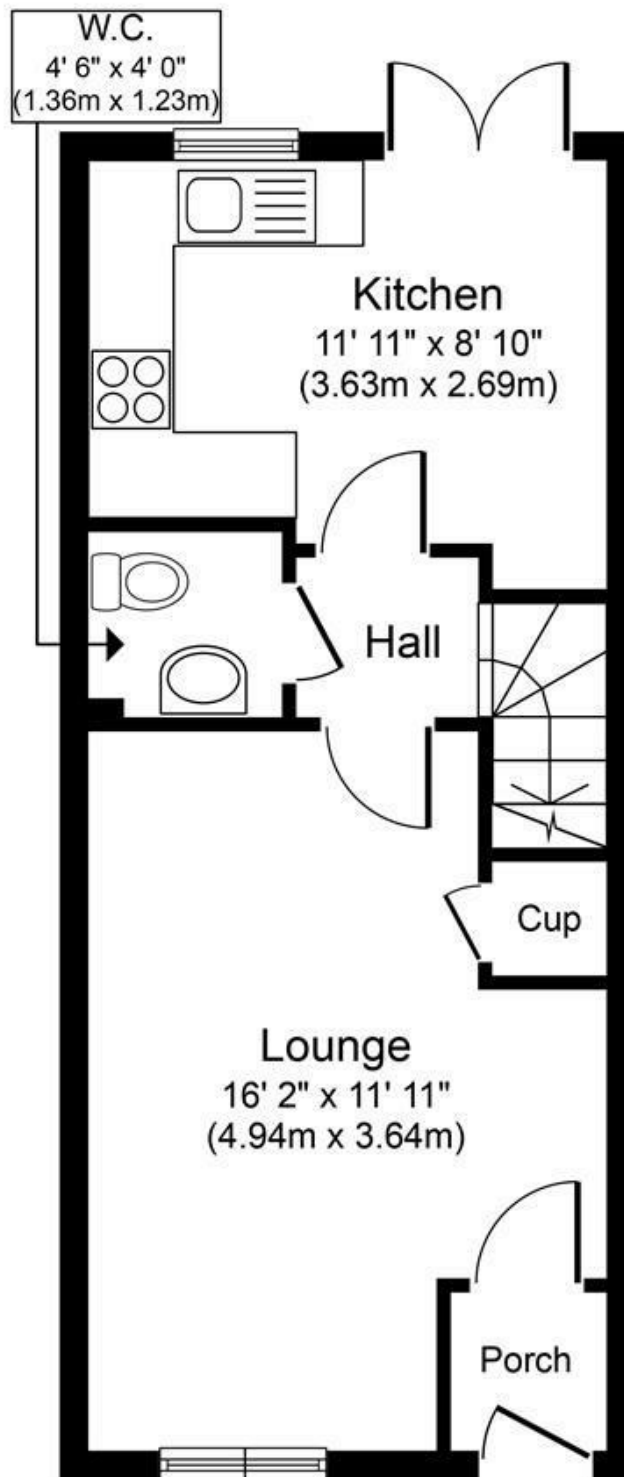
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

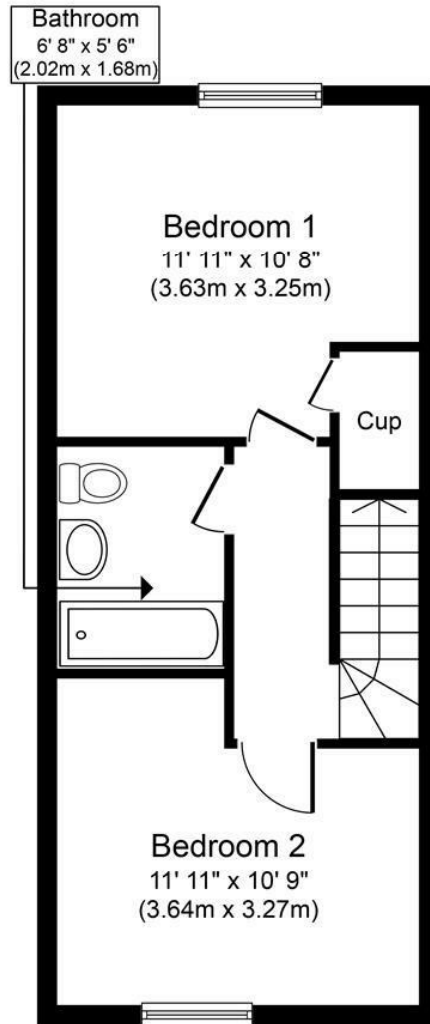
If there is any point of particular importance to you we will be pleased to provide additional information or to make any



Ground Floor
Approximate Floor Area
355 sq. ft.
(33.0 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
355 sq. ft.
(33.0 sq. m.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
32-35	A		
27-31	B		
22-26	C		
17-21	D		
12-16	E		
7-11	F		
2-6	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	