Park Rôw

Annie Street, Selby, YO8 4LR

Offers Over £120,000

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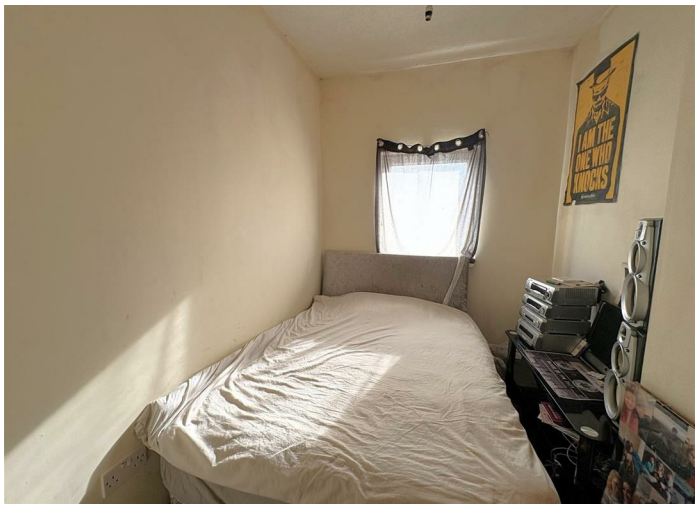
** NO UPWARD CHAIN ** OWNED SOLAR PANELS ** This Mid Terrace property briefly comprises: Lounge, Dining Room and Kitchen. To the First Floor: Two Double Bedrooms, and Bathroom. Externally the front benefits from low maintenance walled area, the rear courtyard is paved with boundaries defined by brick wall with a pedestrian access gate. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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'.


I AM THE
ONE WHO
KNOCKS

PROPERTY SUMMARY

Situated within walking distance of both Bus and Train stations, Selby town centre and local schools and amenities, this mid terrace property is ideal for First Time Buyers or Investors.

Two reception rooms offer the ideal space for both relaxation and entertaining. The property boasts two generous double bedrooms, offering plenty of space for families or potential tenants. The property is complete with a fully enclosed courtyard to the rear, providing a private outdoor space. UPVC double glazed windows throughout and gas central heating.

A key highlight of this property is the fully owned solar panels, neither leased or government granted. The new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the solar panels provide.

GROUND FLOOR ACCOMODATION

Lounge
10'3" x 12'7" (3.14m x 3.84m)

Dining Room
12'3" x 12'2" (3.74m x 3.73m)

Kitchen
15'9" x 5'10" (4.82m x 1.79m)

FIRST FLOOR ACCOMODATION

Bedroom One
10'5" x 12'6" (3.18m x 3.83m)

Bedroom Two
8'11" x 6'10" (2.74m x 2.10m)

Bathroom
12'3" x 5'0" (3.74m x 1.54m)

EXTERIOR

Front
The front benefits from low maintenance walled area.

Rear
The rear has a fully enclosed courtyard with pedestrian access to lane.

DIRECTIONS

Leave Selby via Millgate and at the mini roundabout turn right onto Bondgate, then left onto Charles Street. Annie Street is set back to the left on Charles Street. The property can then clearly be 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

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

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Solar Panels
Gas: Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: Some 5G Coverage

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.

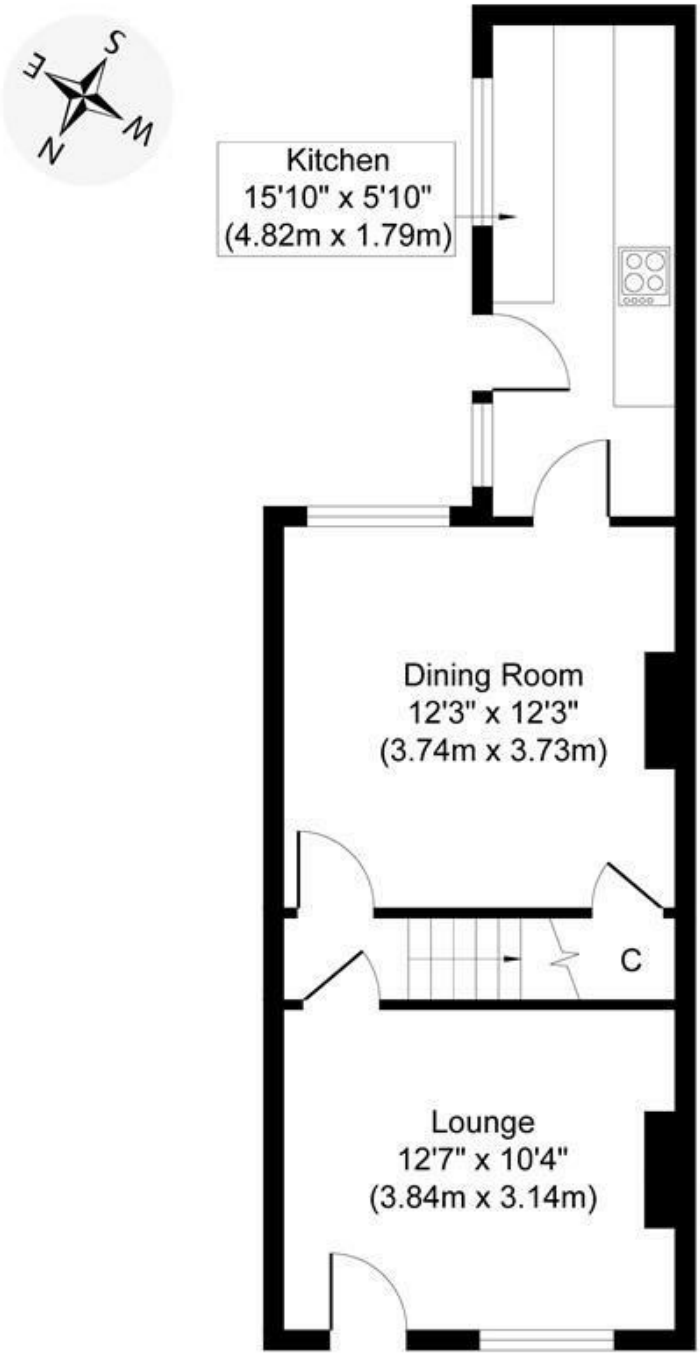
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some 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:

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



Ground Floor
Approximate Floor Area
421 sq. ft
(39.06 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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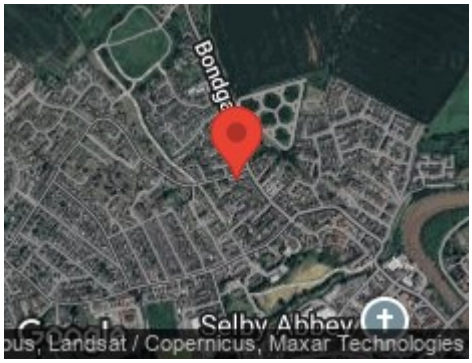

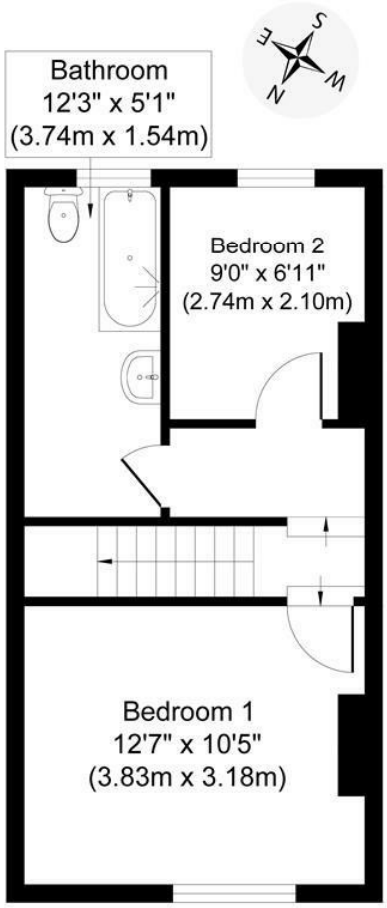

First Floor
Approximate Floor Area
326 sq. ft
(30.25 sq. m)

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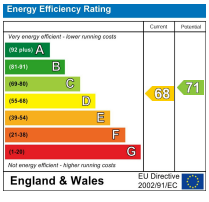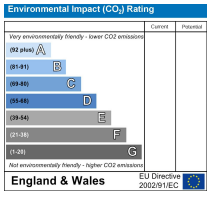
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