

Park Row



Volta Street, Selby, YO8 8DF

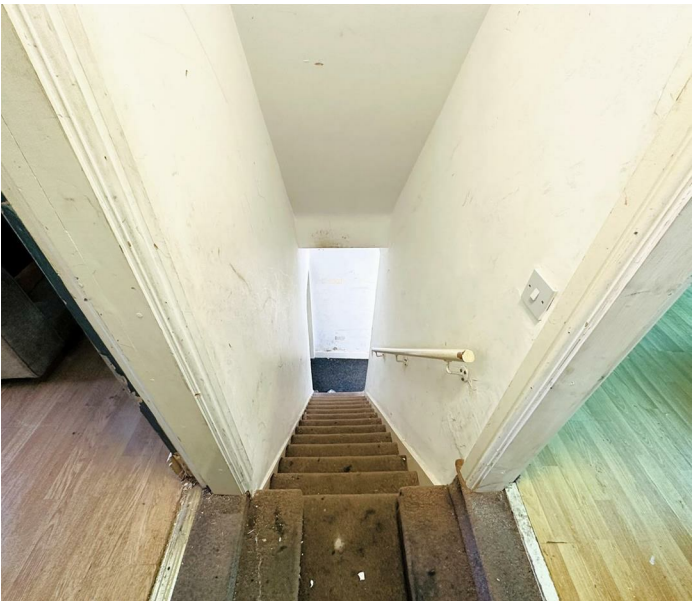
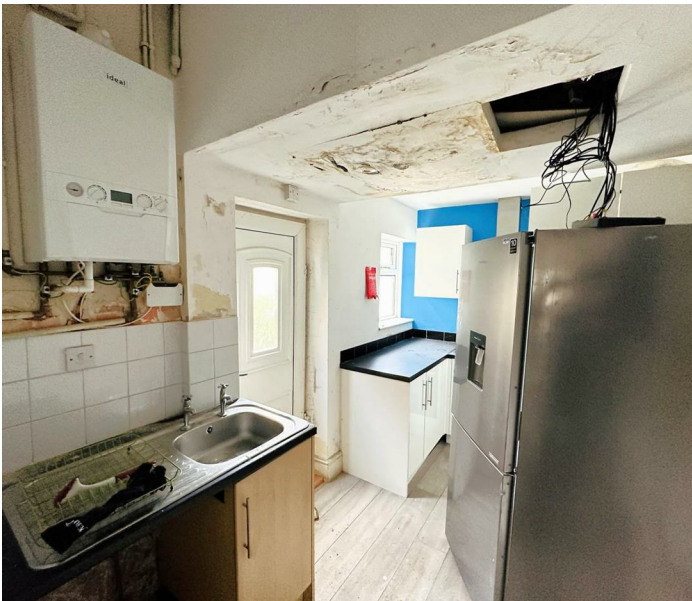
Offers Over £120,000



**** HMO OPPORTUNITY ** NO ONWARD CHAIN **** Situated in Selby, this mid-terrace property is set, ready for updating; previously used as HMO and also offers potential to increase rooms and enhance facilities. It briefly comprises: Hall, two rooms, Kitchen and Shower room. The First Floor offers two rooms with one having an en-suite To the rear, the property has low maintenance area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**











PROPERTY OVERVIEW

Situated within easy reach of Selby town centre, this mid-terrace property presents an excellent opportunity for investors seeking to add to their portfolio. Previously operated as a House of Multiple Occupation (HMO), the property offers versatile accommodation with the potential for continued investment use, subject to any necessary consents and licensing requirements. The ground floor comprises an entrance hallway, two well-proportioned rooms, a kitchen, and a shower room. To the first floor are two further generous rooms and a family bathroom, providing flexible accommodation suitable for a variety of investment strategies. Externally, the property benefits from a low-maintenance enclosed courtyard to the front, while to the rear there is the added advantage of off-street parking for one vehicle. Ideally positioned close to Selby town centre, the property enjoys excellent access to a range of local amenities, as well as being conveniently located on a regular bus route and within easy walking distance of the train and bus stations, making it particularly attractive to tenants and commuters alike. An excellent opportunity to acquire a well-located investment property.

GROUND FLOOR ACCOMMODATION

Hall

29'11" x 3'1" (9.12m x 0.95m)

Room

13'3" x 9'7" (4.04m x 2.94m)

Room

14'4" x 9'6" (4.39m x 2.91m)

Kitchen

16'5" x 6'5" (5.02m x 1.96m)

Shower Room

8'0" x 3'1" (2.45m x 0.95m)

FIRST FLOOR ACCOMMODATION

Room

14'4" x 13'1" (4.39m x 4.00)

Room

13'2" x 11'5" (4.02m x 3.50m)

Bathroom

10'11" x 6'6" (3.33m x 1.99)

EXTERIOR

Front

Small low maintenance courtyard area.

Rear

Off Street Parking.

Directions

Leave our Selby office and turn right onto Finkle Street, carry along the street that becomes Micklegate. Turn right at the bottom and proceed to the traffic lights at the Toll Bridge. Carry straight over and continue along until you reach the swing bridge on the left hand side. Proceed over the swing bridge and take the second right onto Volta Street. The property can clearly be identified by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire 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: 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.

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 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.

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

VIEWINGS

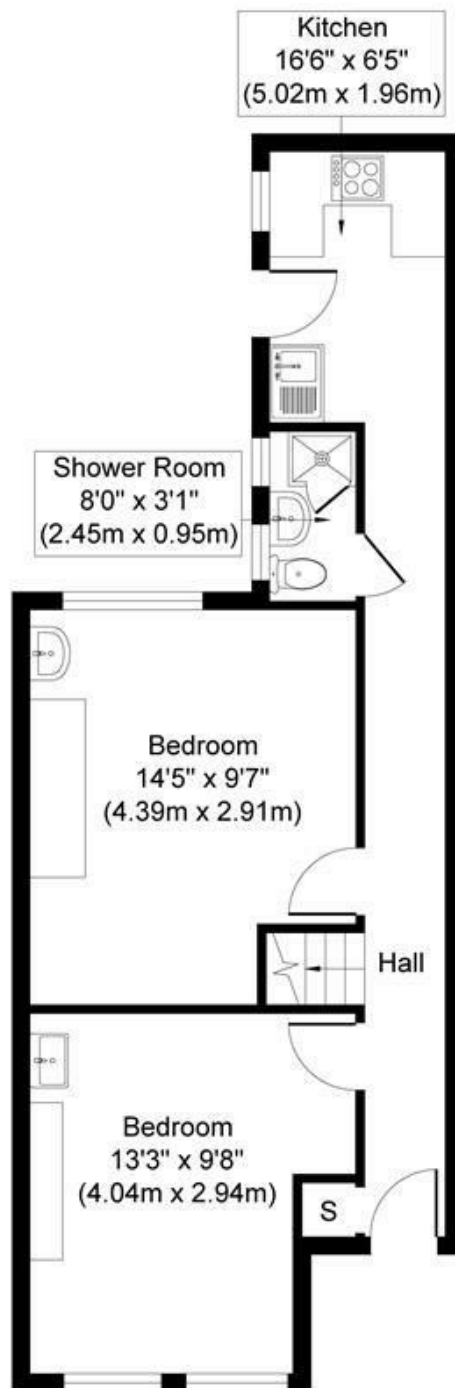
Strictly by appointment with the sole agents.

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.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

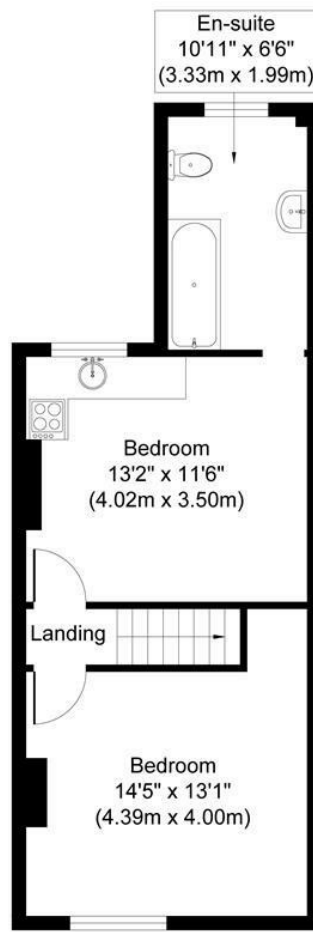




Ground Floor
Approximate Floor Area
506 sq. ft
(47.00 sq. m)

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
419 sq. ft
(38.94 sq. m)

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