

# Park Row



**Park Grove, Selby, YO8 9DR**

**Offers Over £190,000**



**\*\* SOUTH FACING, LOW MAINTENANCE GARDEN \*\* THREE BEDROOMS \*\* GARAGE \*\*** Situated in Selby this semi-detached property briefly comprises: Hall, Lounge and Kitchen-Diner. To the First Floor: three Bedrooms and Bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.



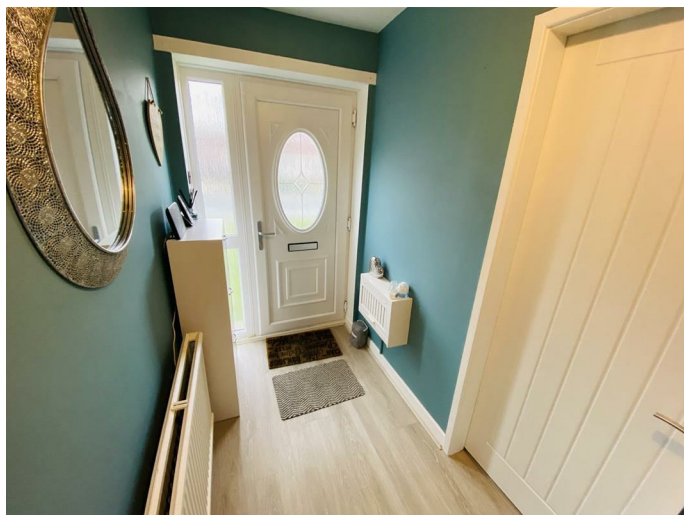
## GROUND FLOOR ACCOMMODATION

### Entrance

UPVC door with top centre section having double glazed leaded and frosted panel to the front elevation.

### Hall

7'10" x 4'5" (2.41m x 1.35m)



Further uPVC double glazed frosted window at the side of the Entrance door to front elevation. Stairs leading to First Floor Accommodation with handrail. Central heating radiator and telephone point. Door leading into:

### Lounge

15'10" x 11'8" (4.85m x 3.58m)



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



### Kitchen Diner

14'7" x 12'0" (4.47m x 3.66m)



Range of blue base and wall units with brushed chrome bow

handles. Single bowl stainless steel sink set into quartz work surface with matching upstand and bevelled edge brick tiled splashback. Integrated appliances: brushed steel double electric oven, brushed steel four ring gas hob with integrated electric extractor fan over benefitting from downlighting, wine rack, fridge and dishwasher. Plumbing for washing machine. UPVC double glazed patio doors to the rear elevation leading onto patio area. UPVC double glazed window to the side elevation. Understairs storage cupboard, central heating radiator and wood effect flooring.



## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and storage cupboard housing the central heating boiler. Doors leading off.

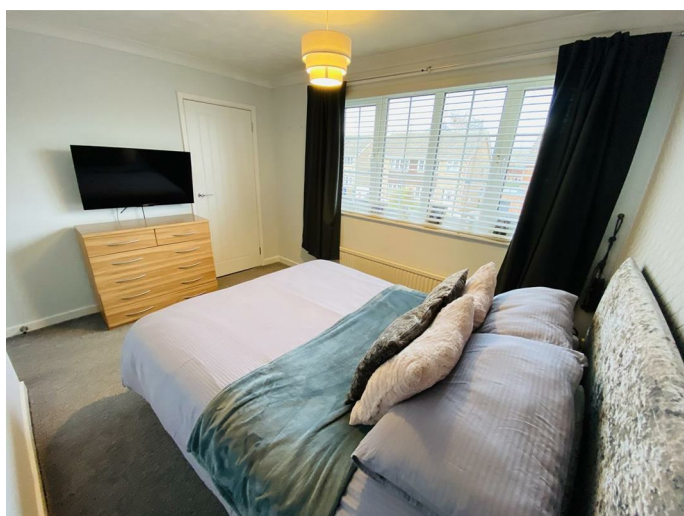
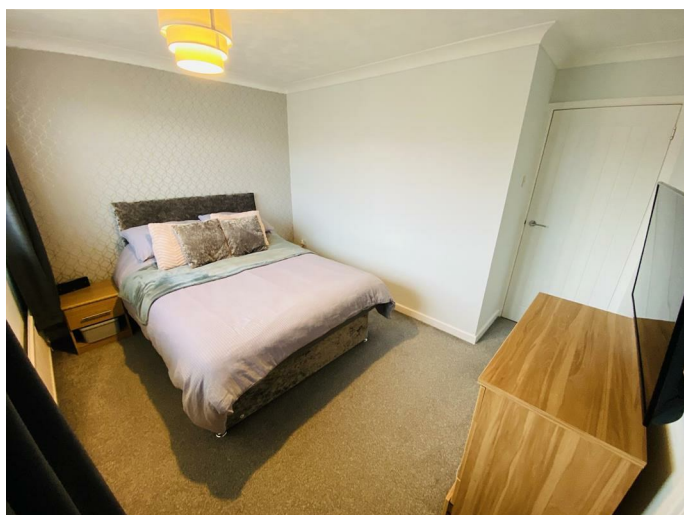


### Bedroom One

11'8" x 11'1" (3.58m x 3.38m)

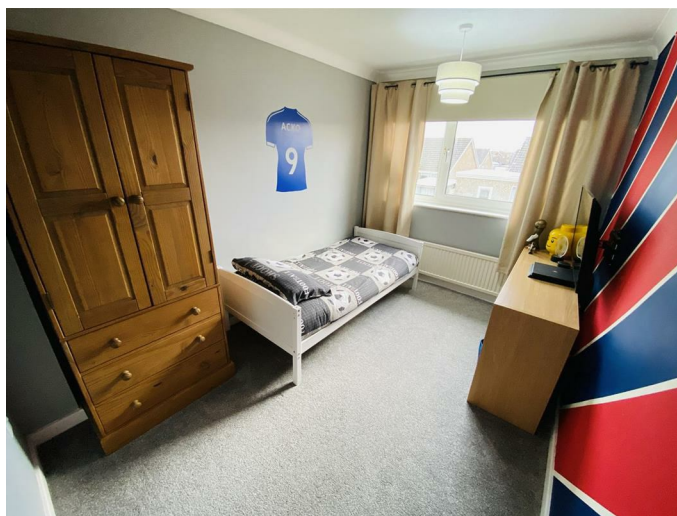


UPVC double glazed window to the front elevation, Overstairs built in wardrobe and central heating radiator.



### Bedroom Two

11'5" x 7'11" (3.49m x 2.43m)



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

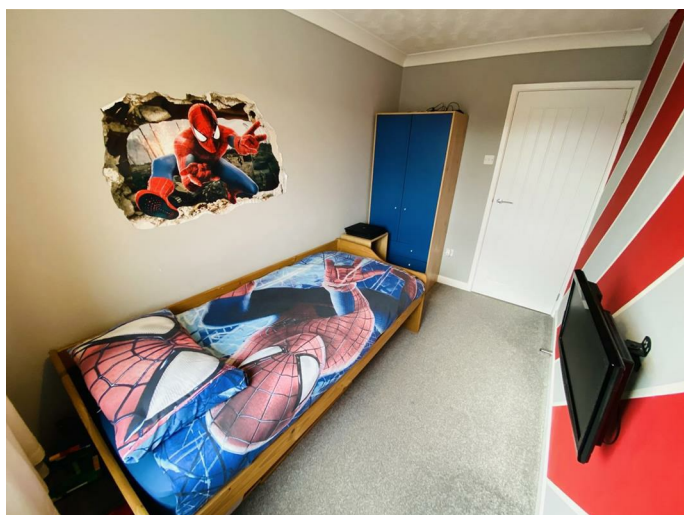


### Bedroom Three

11'5" x 6'4" (3.49m x 1.95m)



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



### Bathroom

6'6" x 5'5" (2.00m x 1.67m)



White corner bath with tiled side and chrome mixer tap over. Further chrome shower over bath with white trimmed concertina style shower screen. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail and extractor fan. The room is tiled on all walls to ceiling height with wood effect flooring.



### EXTERNAL

## Front



Flagged pathway running along the front. The garden is mainly laid to lawn. Flagged driveway with concrete centre running along the side of the property leading to the detached garage having up and over door. Timber pedestrian access gate giving access into:

## Rear



Concrete patio area and 'AstroTurf' lawn. Outside light. Further patio area to the rear of the Garage which has pedestrian access door and uPVC double glazed window to the rear elevation. The garden is fully enclosed with fence panels and post.



## DIRECTIONS

From our Selby office head northeast on Finkle Street toward

Micklegate, follow B1223 to Flaxley Road. Turn left to stay on B1223. At the roundabout, take the 1st exit onto Flaxley Road. Slight right onto Brook St/A19. Continue to follow A19. Go through 1 roundabout. Turn left onto Baffam Lane. Take the 1st left onto Parkways then take the 2nd left onto Park Grove where the property can clearly be identified by our Park Row Properties 'For Sale' board.

## TENURE

Freehold

## TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council 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.

## 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.

## MAKING A 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

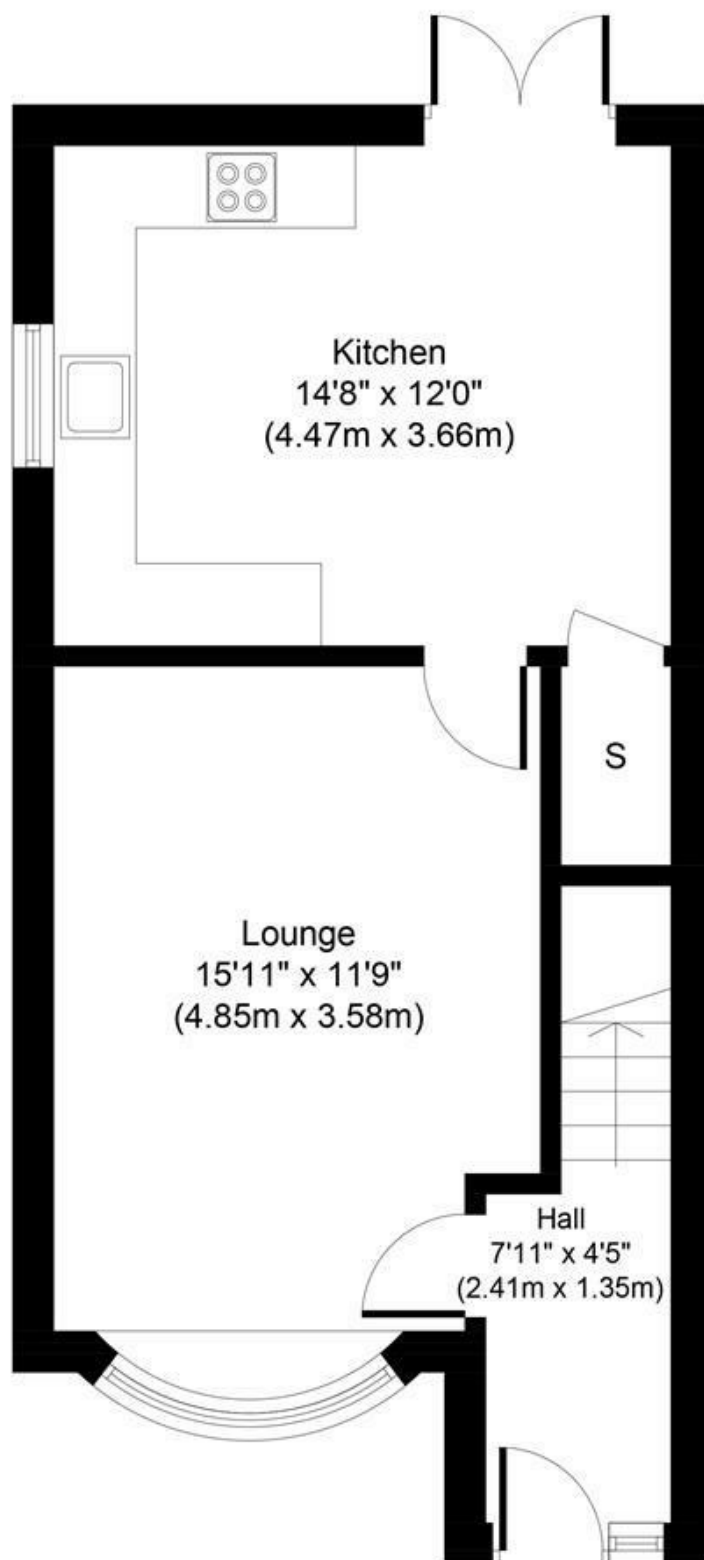
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

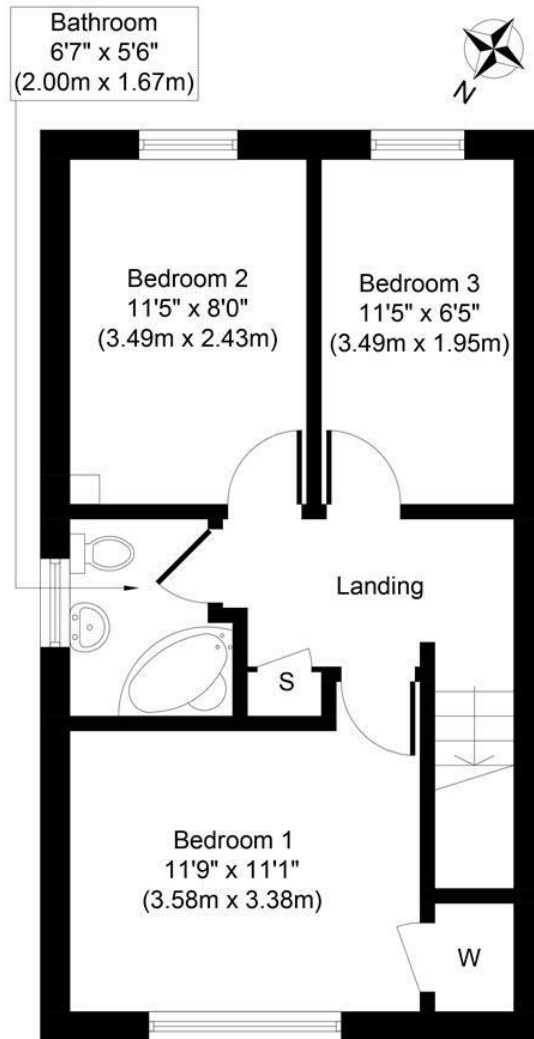
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**448 Sq. ft.**  
**(41.6 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. 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.**  
**(38.9 Sq. m.)**

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