...Your proactive estate agent



**20 Buller Street, Selby, North Yorkshire, YO8 4BT**
**Offers Over £100,000**

Park Row

**MID TERRACE PROPERTY** TOWN CENTRE LOCATION ** DOWNSTAIRS W.C ** ENCLOSED GARDEN ** This property situated in Selby briefly comprises: entrance hall, dining room, lounge, kitchen and downstairs w.c. To the first floor are three bedrooms and a bathroom. 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'







## GROUND FLOOR ACCOMMODATION

### ENTRANCE DOOR
UPVC door, top section having double glazed frosted and coloured glass to the front elevation leading through into the entrance hall.

### ENTRANCE HALL
**11'10" x 2'8"**
Central heating radiator and wood effect flooring. UPVC double glazed frosted window over the front door to front elevation. Stairs leading to first floor accommodation with balustrade and turned spindles. Aperture flowing through into dining room.

### DINING ROOM
**13'1" x 12'0"**
UPVC double glazed window to rear elevation. Central heating radiator and feature fireplace. Door going into under stairs storage cupboard. Wood effect flooring. Aperture flowing through into lounge and an aperture flowing through into kitchen.




### LOUNGE
**9'11" x 9'9"**
UPVC double glazed window to the front elevation. Central heating radiator, television point and wood effect flooring.



### KITCHEN
**9'10" x 7'8"**
Range of cream fronted base and wall units with brushed chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into a granite effect laminate work surface with matching splashback. Brushed steel integrated electric oven and a four ring integrated brushed steel electric hob with electric extractor fan over benefitting from downlighting. UPVC door, top section having double glazed frosted panel to the side elevation. UPVC double glazed window to the side elevation. Central heating radiator, plumbing for washing machine and wood effect flooring. Door leading through into:




### DOWNSTAIRS W.C
**7'8" x 5'5"**
White low flush w.c with chrome fittings. White wash hand basin with chrome taps over. UPVC double glazed frosted windows to the rear and side elevation. Extractor fan, central heating boiler and central heating radiator.

## FIRST FLOOR ACCOMMODATION

### FIRST FLOOR LANDING
Further balustrade turned spindles. Loft access. Central heating radiator. Doors leading off.

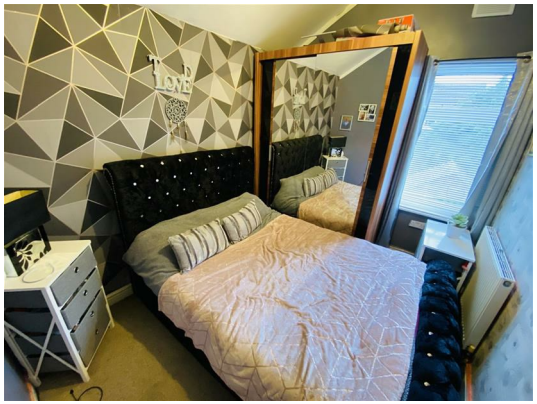
### BEDROOM ONE
**13'3" x 9'11"**
UPVC double glazed window to front elevation. Central heating radiator.



### BEDROOM TWO
**10'0" x 8'0"**
UPVC double glazed window to rear elevation. Central heating radiator. Further loft access.

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## BEDROOM THREE
**7'11" x 6'3"**
UPVC double glazed window to the rear elevation. Central heating radiator.



## FAMILY BATHROOM
**7'11" x 5'3"**
White panel bath with chrome mixer tap over and chrome shower attachment. Over the bath/shower area is tiled to ceiling height. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome taps over with tile splash back. Extractor fan and a chrome heated towel rail.



## EXTERIOR

## FRONT
Storm porch. Pedestrian footpath.



## REAR
Pathway running along the side taking us to the rear. Further yard area which is fully enclosed with brick wall, timber fence and timber posts. Timber pedestrian access gate giving access to the service lane at the rear. Brick built outbuilding with pedestrian access door.

## 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 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.

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## 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 TIMES

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

## VIEWING

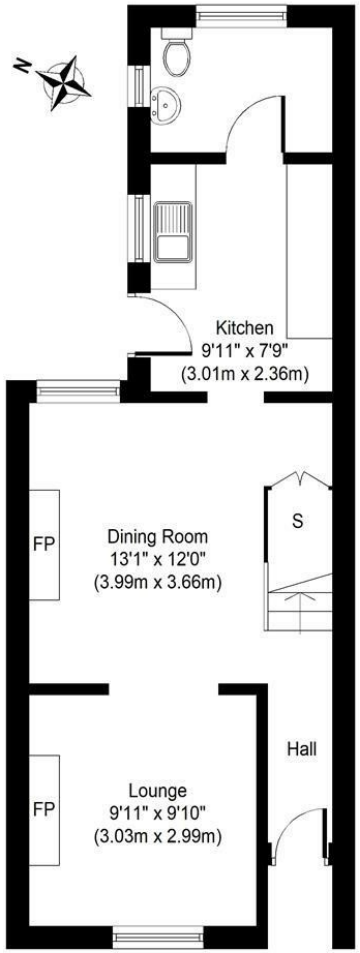
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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

## 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 second right onto Buller Street, the property will be clearly marked by the Park Row Properties For Sale board.

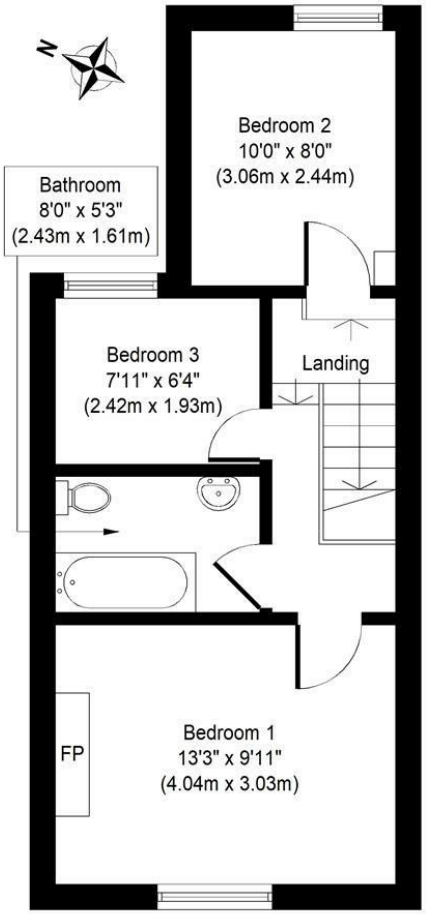
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**Ground Floor**
**Approximate Floor Area**
**425 Sq. ft.**
**(39.5 Sq. m.)**

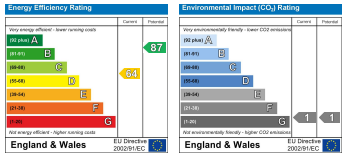
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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**
**378 Sq. ft.**
**(35.2 Sq. m.)**

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