

Park Row



Topcliffe Court, Selby, YO8 3WB

Offers Over £250,000



**** NO ONWARD CHAIN ** READY FOR RENOVATION **** Situated in a popular area of Selby, within walking distance of the town centre, this detached family home briefly comprises: Hall, Ground Floor w.c, Lounge, Dining Room and Breakfast Kitchen. The First Floor comprises: four bedrooms including En-Suite to Bedroom One and family Bathroom. Externally the property has off street parking and access to garage, South-West facing rear garden with patio area and access to additional land to the side which would be ideal to store a motor home, caravan or use for social gatherings. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE 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'**









PROPERTY SUMMARY

This detached four-bedroom family home occupies a sought-after cul-de-sac position close to Selby town centre. Benefiting from a quiet, private setting, the property offers excellent potential for buyers seeking a project, as it is ready for full renovation to create a modern, personalised family residence.

Internally, the accommodation includes a spacious breakfast kitchen with an adjoining utility area, providing ample space for family meals with a convenient breakfast bar area and everyday convenience. The separate dining room features patio doors that open directly onto the South-West facing rear garden, allowing excellent natural light and ideal orientation for afternoon and evening sun.

Upstairs, the master bedroom (one of four bedrooms) benefits from fitted wardrobes and an en-suite shower room, offering a private retreat. The remaining bedrooms provide flexible accommodation suitable for children, guests, or home office use.

Externally, the home enjoys off-street parking and a garage, with additional side space ideal for secure storage of a motorhome or caravan. Please note that this additional area cannot be built upon. This area and the additional South-West facing rear garden, presents an excellent opportunity to create an outdoor entertaining space or family play area. This property represents a rare opportunity to acquire a spacious detached family home in a convenient yet peaceful position, with significant potential to add value through renovation and personalisation.

GROUND FLOOR ACCOMMODATION

Hall

20'9" x 5'10" (6.34m x 1.79m)

Ground Floor w.c.

6'0" x 2'7" (1.84m x 0.81m)

Lounge

17'0" x 11'7" (5.20m x 3.55m)

Dining Room

13'6" x 8'11" (4.12m x 2.74m)

Breakfast Kitchen

17'5" x 9'11" (5.33m x 3.03m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'5" x 10'1" (4.10m x 3.09m)

Bedroom Two

12'0" x 9'2" (3.68m x 2.81m)

Bedroom Three

8'9" x 8'7" (2.69m x 2.64m)

Bedroom Four

7'10" x 7'6" (2.41m x 2.30m)

Bathroom

6'4" x 5'6" (1.95m x 1.68m)

EXTERIOR

Front

Storm porch over entrance door and garage. Flagged pathway leading to decorative wrought iron pedestrian access gate leading to the side and rear of the property.

Side and Rear

Flagged patio areas to the side and rear.

DIRECTIONS

Leave Selby via Millgate and at the mini roundabout turn right onto Bondgate. Proceed along and then turn left onto Kirkby Avenue and left again onto Topcliffe Court. The property can then clearly be identified by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: E

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: Mains Gas

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.

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

MEASUREMENTS

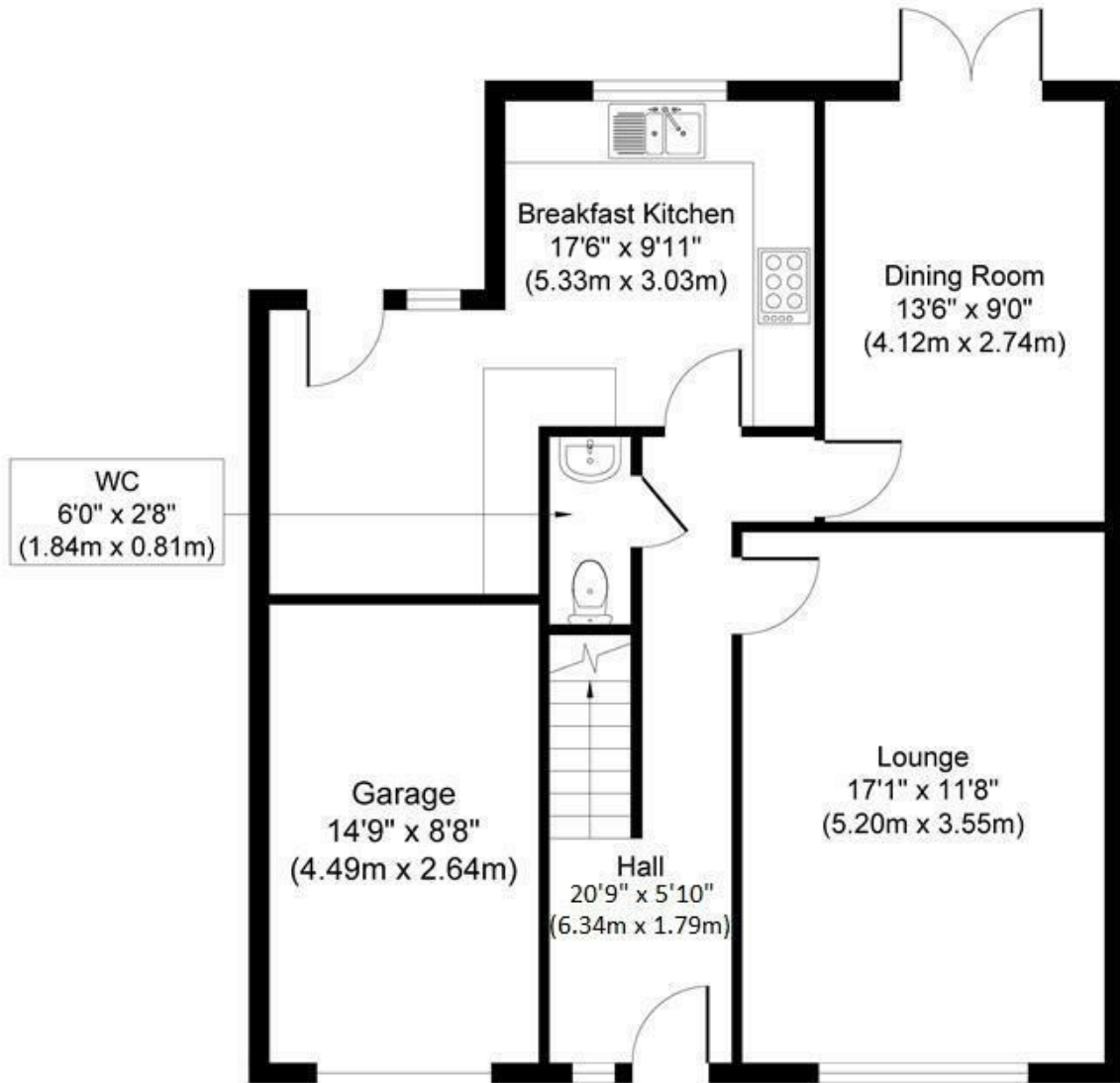
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

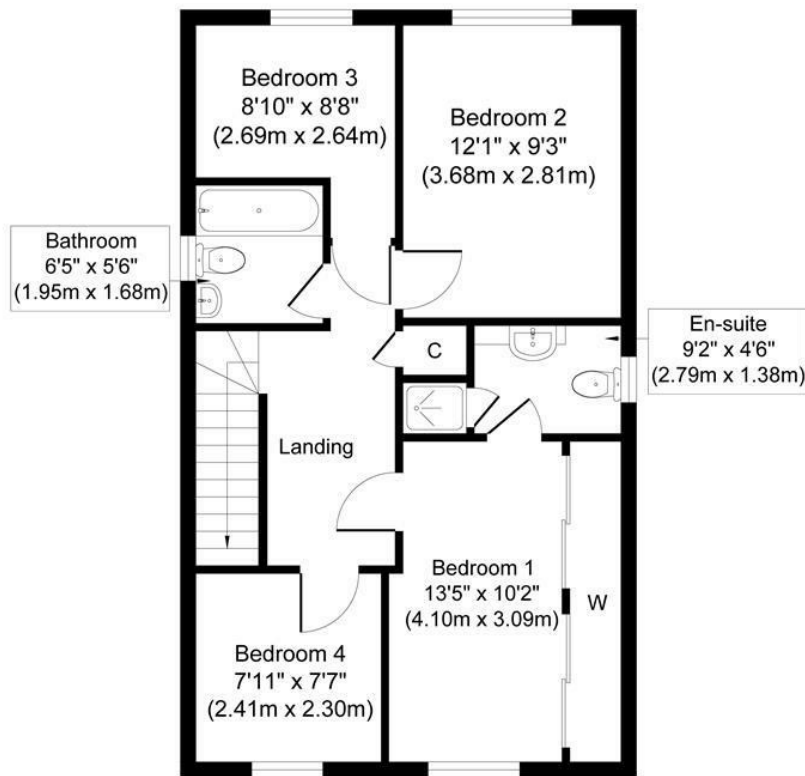




Ground Floor
Approximate Floor Area
779 sq. ft
(72.33 sq. m)

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
552 sq. ft
(51.24 sq. m)

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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

