

# Park Row

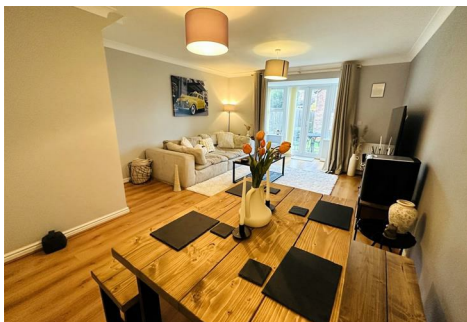


**Oak Way, Selby, YO8 8RL**

**Asking Price £220,000**



Well presented three storey, three bedroom, semi detached town house, in a desirable location. This property is not one to be missed, book a viewing now.





## Ground Floor Accommodation

### Entrance Hall



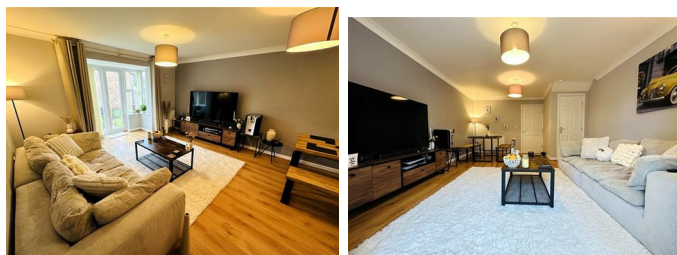
### Lounge / Dining Room

20'8" x 13'6" (6.31 x 4.12)



### Ground Floor W.C

6'2" x 3'11" (1.90 x 0.96)



### Kitchen

9'5" x 6'3" (2.89 x 1.91)







**First Floor Accommodation**



**Bedroom Three**  
13'6" x 9'7" (4.12 x 2.93)



**Bedroom Two**  
13'6" x 10'1" (4.12 x 3.08)





## Bathroom

7'0" x 6'7" (2.15 x 2.02)



## En-Suite

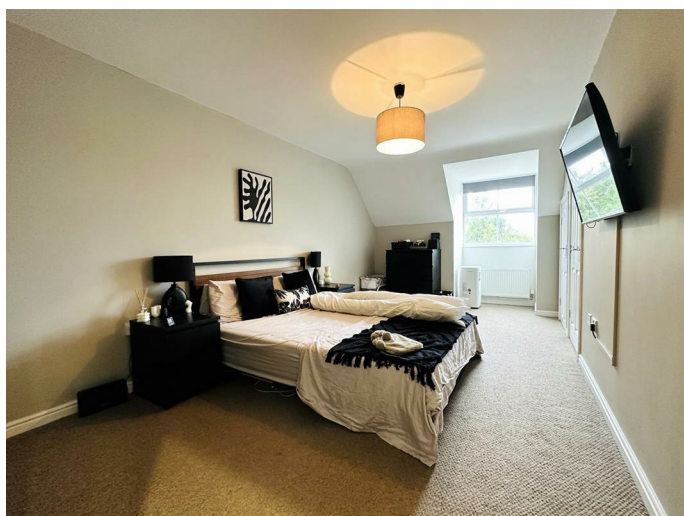
7'4" x 4'7" (2.24 x 1.42)



## Second Floor Accommodation

### Bedroom One

24'3" x 9'7" (7.40 x 2.93)



## Exterior - Front







Rear



## DIRECTIONS

Leave Selby on the A1041 Bawtry Road. Continue straight ahead at the roundabout and the the first left onto Hawthorne Road. Take the 1st Right onto Oakway where the property can 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.

## 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.

## 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

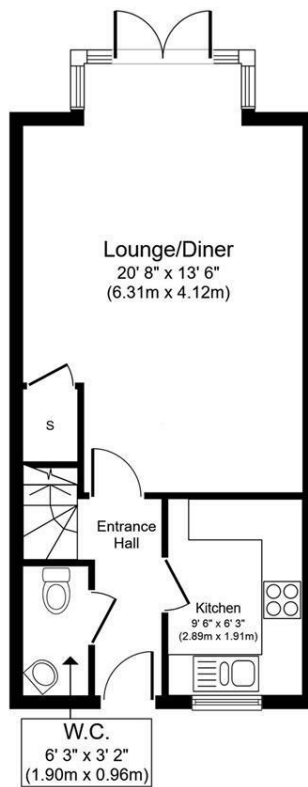
CASTLEFORD - 01977 558480

## TENURE, LOCAL AUTHORITY AND TAX BANDING



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.

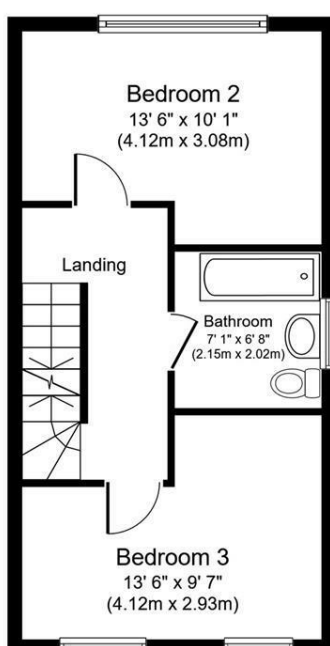
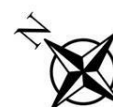




**Ground Floor**  
**Approximate Floor Area**  
**394 sq. ft.**  
**(36.6 sq. m.)**

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. 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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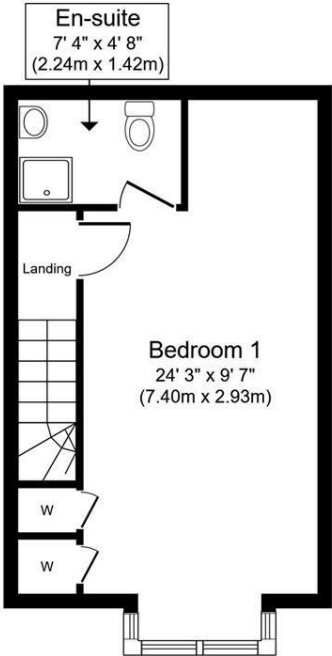


**First Floor**  
**Approximate Floor Area**  
**371 sq. ft.**  
**(34.4 sq. m.)**

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**Second Floor**  
**Approximate Floor Area**  
**314 sq. ft.**  
**(29.2 sq. m.)**

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